Commission Agenda Report

Planning Commission Meeting
06-01-26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Gina Paolini, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, PE, MS, CBO, CBFO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: May 21, 2026 Meeting date: June 1, 2026

Subject: Administrative Coastal Development Permit No. 25-022 – An application to construct a new single-family residence, install a new onsite wastewater treatment system, and associated development

Location: 6270 Sea Star Drive, not within the appealable coastal zone
APN: 4469-047-009
Owner: Sea Slug LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-022.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.13, the Community Development Director shall report in writing to the Planning Commission any administrative coastal development permits (ACDP) that were approved by the City. If the majority of the Planning Commissioners present so request, the issuance of an ACDP shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a regular coastal development permit application under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.

LIP Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing

structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with LIP Section 13.29, the Community Development Director may also process applications for a new onsite wastewater treatment system (OWTS), replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

Permit Issuance and Local Appeal Period

On May 26, 2026, the Community Development Director will issue the ACDP thus beginning the appeal period. The appeal period will begin on May 27, 2026 and end on June 5, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1.

The project is more specifically described in the Community Development Director's decision attached hereto.

PUBLIC NOTICE: A Notice of Application and Notice of Decision were mailed to property owners and occupants within a 500-foot radius of the subject property.

ATTACHMENT: ACDP No. 25-022

City of Malibu

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COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 25-022
Categorical Exemption No. 25-063
6270 Sea Star Drive
APN 4469-047-009

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by Alexander Pettas Architecture, on behalf of the property owner, Sea Slug LLC, for an administrative coastal development permit (ACDP) to allow for the construction of a new 2,020 square foot (sf.), 18 foot (ft.) tall, one-story single-family residence, with a 955 sf. garage and 2,038 sf. of covered porches, extension of existing driveway, hardscape, new sports court, retaining and garden walls, landscape lighting, fencing, grading, underground cistern, and new onsite wastewater treatment system (OWTS) on a parcel located at 6270 Sea Star Drive. The subject parcel is zoned Rural Residential–Two Acre (RR-2) and is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the City's Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

Proposed Development

1. Construction of:
    a. 2,020 sf., maximum 18 ft. tall, one-story single-family residence with a flat roof, including a 955 sf. garage and 2,038 sf. of covered porches;
    b. Hardscape including the extension of an existing shared driveway;
    c. Sports court with minimum 42-inch glass guard rail and no lighting;
    d. Retaining walls and garden walls six ft. or less in height, with six ft. open/permeable perimeter fencing;
2. 978 cubic yards (c.y.) of non-exempt grading;
3. Installation of an OWTS including a 2,500-gallon treatment tank;
4. Installation of an underground cistern and detention tank; and
5. Installation of landscaping.

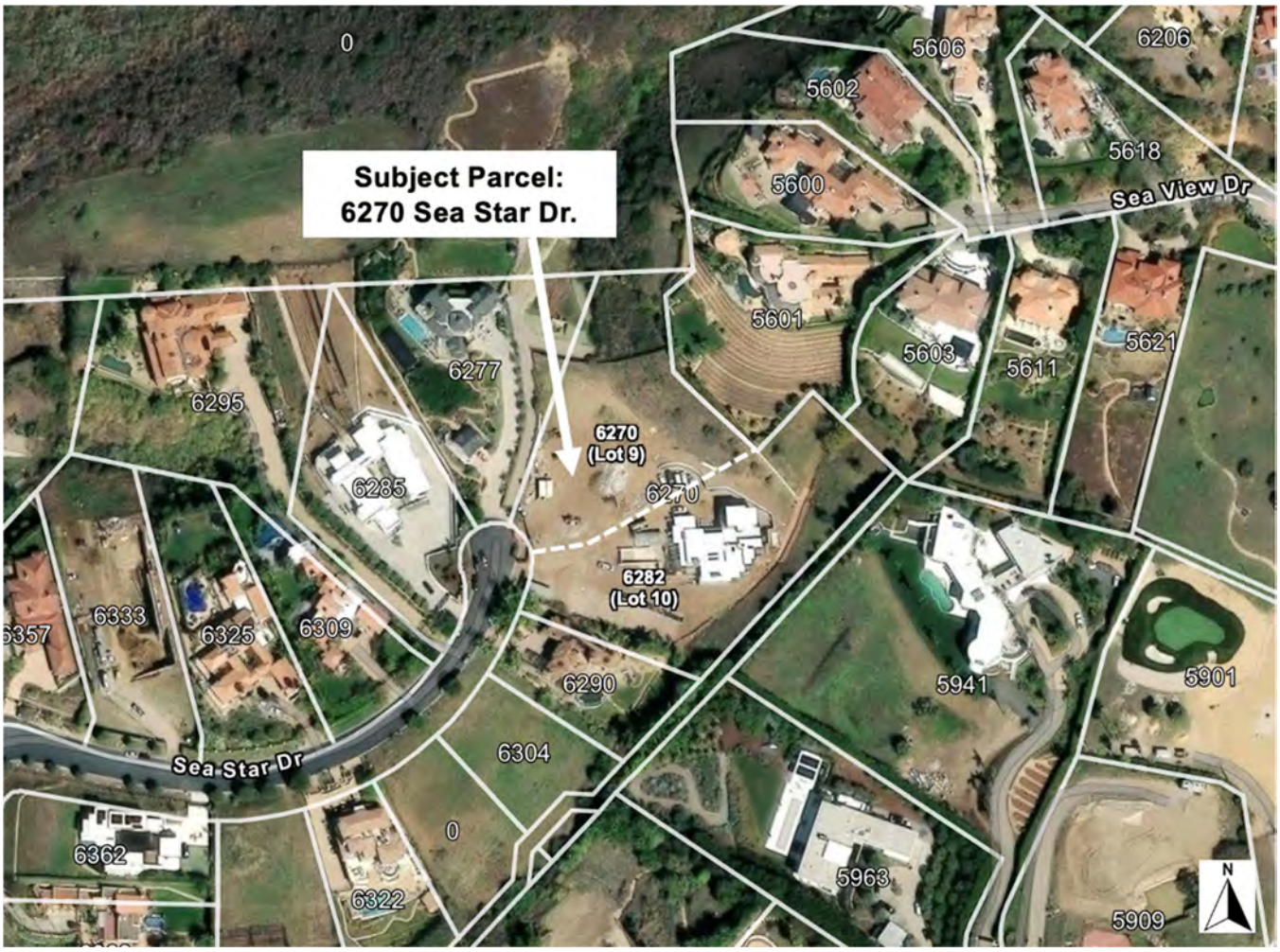
Proposed Total Development Square Footage (TDSF)

• Main Residence:	2,020 sf.
• Garage:	955 sf.
• Covered Porches:	2,038 sf.
Total:	**5,013 sf.**

Project Overview

The subject parcel is an irregularly shaped, non-beachfront, vacant parcel located in the Malibu Park neighborhood, east of Trancas Canyon Road, and north of Morning View Drive, at the northern terminus of Sea Star Drive in the Sea Star Estates gated residential subdivision, at 6270 Sea Star Drive (see Figure 1). A southerly-trending drainage course is located to the north of the parcel which flows into a storm-water detention and debris basin located within the northwest portion of the parcel and the adjacent parcel to the west at 6277 Sea Star Drive. The subject parcel is characterized by a gently sloping topography that ascends northeast, with steeper slopes along the northern property line.

Figure 1 – Project Area Aerial



Source: Malibu GIS 2026 with Staff Edits

As depicted by the dashed line on Figure 1, the subject parcel is a separate legal parcel from the south-adjacent parcel at 6282 Sea Star Drive, part of the larger subdivision of the Sea Star Estates. However, City Geographic Information System (GIS) records show both parcels as one parcel. This is due to an approved lot tie that was authorized on August 30, 2022 as part of the City's approval of Administrative Plan Review (APR) No. 21-074 for the development of a portion of a shared driveway and fire turnaround provided to 6282 Sea Star Drive. As part of the APR approval, the lot tie was required due to the absence of a primary structure on 6270 Sea Star Drive at that

time. With the development of the subject residence as part of this ACDP, a release of the lot tie is required as a condition of approval and must be recorded prior to issuance of building permits. Evidence shall also be provided to the Planning Division demonstrating that the subject parcel has a legal right to use the shared driveway on 6282 Sea Star Drive.

On May 10, 1990, the CCC approved Coastal Development Permit (CDP) No. 5-90-327 for the Sea Star Estates Subdivision (Tract No. 45585). To protect the scenic quality of this area, the CCC required all future development within Sea Star Estates to conform to the natural topography and minimize grading to the minimum amount necessary. CDP No. 5-90-327 states that "development of single-family residences shall conform to the natural contours of the site and grading of the development of the single-family residences shall be limited to the minimum amount necessary for driveway access. No grading for tennis courts, pools or other ancillary uses which require level pads shall be permitted." Due to these provisions, the City requested CCC staff review of the project plans to verify conformance with their previous stated condition, specifically because of the proposed sports court. The CCC staff agreed that the design of the sports court was acceptable, as the sports court would be structurally supported above grade and not cause creation of a new pad. Figure 2 includes a project rendering with the sports court in the foreground.

Figure 2 – Project Rendering



Source: Project Plans

As required by the Sea Star Estates by-laws, the Sea Star Estates Homeowners Association (HOA) approved the proposed plans on August 26, 2025 (Attachment 3).

On September 25, 2012, the property owner of the west adjacent parcel located at 6277 Sea Star Drive applied for a primary view determination (PVD). On February 26, 2013, staff conducted a PVD from the existing residence. The view determination determined the residence's main viewing area of bluewater views to the ocean is from an abutting outdoor deck consistent with Malibu Municipal Code (MMC) Section 17.45.030, situated within 10 ft. of the exterior wall of the living room. On April 20, 2026, story poles were installed and certified by the installer on the subject parcel representing the height, bulk, and location of the proposed residence. On April 23, 2026, staff visited the subject parcel to conduct a visual analysis of the proposed project based on the story poles (Attachment 4). Given the placement of the proposed residence on the subject parcel and the height of the residence not exceeding

18 feet, the proposed project was determined by staff not to impact the PVD for 6277 Sea Star Drive (Figure 3).

Figure 3 – Story Poles and PVD View



Staff Photo, April 23, 2026

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel.

Table 1 – Property Data	
Lot Depth	264 ft.
Lot Width	186 ft. 8 inches (in.)
Gross Lot Area	57,555 sf.
1:1 Slopes	0 sf.
Street Easements	1,250 sf.
Net Lot Area*	56,305 sf.

*Net Lot Area= Gross Lot Area minus the area of public or private street easements and 1:1 slopes.

The subject parcel is located on a private street within a gated community in western Malibu. Sea Star Drive is a relatively new residential subdivision, comprising a mix of developed and undeveloped lots that are zoned RR-2. The subject parcel is identified as Lot 9 in the tract map and is currently undeveloped. As previously discussed, the subject parcel is currently recorded with a lot tie to maintain the parcel together with the south-adjacent parcel (Lot 10, 6282 Sea Star Drive) which has a separate approval for a single-family residence and associated development.

The subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA), or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. The LCP Park Lands Map shows a portion of the planned Zuma Ridge Trail adjacent to and crossing the northern portion of the subject parcel. A public trail dedication was previously required as part of the creation of the subdivision approved as part of the Los Angeles County Department of Regional Planning review of Tentative Tract Map No. 45585. Presently, a 20-ft.-wide hiking and equestrian trail easement is located along the northeastern property line. The proposed development does not

encroach into the public trail easement but due to orientation on the parcel, the proposed residence will be visible from the planned Zuma Ridge Trail and the trail easement (if the trail were to be developed). The Mountains Recreation and Conservation Authority (MRCA) accepted the Offer-to-Dedicate in 2012 for the trail within the Sea Star Estate subdivision, however no improvements have been made to this trail. In addition, an open space easement is recorded on the northern third of the subject parcel. No development is proposed within the public trail easement and open space easement.

Table 2 below provides a summary of the neighboring surrounding land uses.

Table 2 – Surrounding Land Uses

Direction	Address	Size	Zone	Land Use
Subject Parcel	6270 Sea Star Drive (Lot 9)	52,555 sf.	RR-2	Undeveloped
North	4469-047-023	892,854 sf.	RR-2	Undeveloped
East	5601 Sea View Drive	55,729 sf.	RR-2	Single-family Residential
South	6282 Sea Star Drive (Lot 10)	46,609 sf.	RR-2	Single-family Residential
West	6277 Sea Star Drive (Lot 8)	56,054 sf.	RR-2	Single-family Residential

Administrative Coastal Development Permit Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with Section 13.29, the Community Development Director may also process applications for a new OWTS, replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

The project consists of construction of a new single-family residence and installation of a new OWTS on a parcel that is not located in the CCC Appeal Jurisdiction. Therefore, pursuant to LIP Sections 13.13 and 13.29, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- ACDP Application Date: April 30, 2025
- Posting of Property: February 27, 2026
- Completeness Determination: March 24, 2026
- Notice of Application Mailer (Attachment 5): May 7, 2026
- Notice of Decision Mailer (Attachment 5): May 21, 2026
- Issuance of ACDP: May 26, 2026
- Planning Commission Reporting: June 1, 2026
- Local Appeal Period to City Council: May 27, 2026 through June 5, 2026

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the LIP Conformance Analysis section.

The nine remaining LIP chapters do contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only the findings in the following chapters are applicable to the project: CDP; Scenic, Visual and Hillside Resource Protection; and Hazards. These chapters are discussed in the LIP Findings section.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Division, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD). The review sheets are attached hereto as Attachment 2. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 below provides a summary of the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – LCP Non-Beachfront Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft. in.)			
Front Yard (less of 20% or 65 ft.)	53’ 9” (min.)	53’ 9”	Complies
Rear Yard	40’ 4” (min.)	40’ 4”	Complies
Side Yard (10% - Minimum)	18’ 8” (min.)	18’ 8”	Complies
Side Yard (25% - Cumulative)	46’ 8” (min.)	46’ 8”	Complies
Height (ft.)	18’ (max.)	18’	Complies
TDSF (sf.)	7,302 (max.)	5,013 sf.	Complies
Residence	--	2,020	
Exterior Overhangs (≥6’)	--	2,038	

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
Garage	--	955	
PARKING SPACES			
Enclosed	2	2	Complies
Unenclosed	2	2	Complies
IMPERMEABLE COVERAGE (sf.)	16,891 (max.)	11,532	Complies
NON-EXEMPT GRADING (c.y.)	<1,000	978	Complies
SITE OF CONSTRUCTION	3 to 1 or less	3 to 1 or less	Complies
FENCES/WALLS/HEDGES/GATES (ft. in.)			
Front Yard	42” solid w/area up to 6’ to remain view permeable	42” solid w/area up to 6’ to remain view permeable	Complies
Rear Yard	6’	6 ft. open/view permeable	Complies
Side Yards	6’	6 ft. open/view permeable	Complies
Guard Rail-Sports Court	View permeable safety protection	42” glass (min.)	Complies
Retaining Walls	6’ (single) up to 12’ (double) with min. 3’ separation	6’	Complies
Garden Walls	6’	42”	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residentially zoned parcel. The total amount of proposed non-exempt grading is approximately 978 c.y. as provided for on the Total Grading Yardage Certificate on the civic plan cover sheet, which is less than the maximum allowable. No other grading is proposed. The project complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Matthew A. Boxt, Ph.D, Consulting Archaeologist for the subject parcel in July 2025. No indication of prehistoric or historic archaeological resources was yielded in the project area. Therefore, the proposed development within the project area is not anticipated to have adverse impacts on known cultural resources. Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project, such as implementation of approved storm water management plans during construction activities and management of runoff from the development, including recordation of a water quality mitigation plan, and best management practices. With the implementation of these conditions, the project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project proposes a new OWTS to serve the new residence, which includes a 2,500-gallon MicroSepTec ES7.5 treatment tank with an ultraviolet disinfection unit, two primary seepage pits, and two reserve pits to meet 100 percent expansion requirements. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC (Attachment 2). Required conditions of approval are included to ensure continued operation, maintenance, and monitoring of onsite facilities.

ACDP Findings

The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP goals and policies. Based on the foregoing evidence contained within the record and pursuant to LIP Section 13.13, the Community Development Director hereby makes the following findings of fact.

A. General Coastal Development Permit (LIP Section 13.9)

LIP Section 13.9 requires that the following four findings be made for all CDPs.

Finding 1. The project as described in the application and accompanying materials, and as modified by any conditions of approval, conforms to the certified City of Malibu Local Coastal Program.

The project is located in the RR-2 zoning district, an area designated for rural residential uses. Uses associated with residential development are permitted uses. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29 reviewed the proposed project for conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards.

Finding 2. If the project is located between the first public road and the sea, the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The subject parcel is not located between the first public road and the sea. However, a 20 ft. wide public hiking and equestrian trail easement is located along the northeastern property line. The proposed project will not adversely affect public access or recreation because no development is proposed within the trail easement. The project conforms to the public access and recreation policies of the Coastal Act.

Finding 3. The project is the least environmentally damaging alternative.

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the east, south, and west are developed with similar single-family residences. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29 reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

An alternate location for development could be considered; however, the proposed project has been sited on the subject parcel to comply with LACFD access requirements and avoids the recorded public trail easement and open space easement on the north portion of the parcel. Four alternatives locations were considered; however, they would require additional grading and result in increased TDSF and impermeable area. Re-siting the proposed project was not found to offer significant environmental advantages, given no significant impacts are anticipated as a result of the proposed project and the proposed residence complies with all LCP required standards including height, setbacks, TDSF, and impermeable coverage, and avoids siting structures on steep slopes.

As proposed, the project avoids encroachment into the public trail easement and open space easement, and meets the LACFD's access requirements. The proposed design is one-story, does not exceed 18 ft., and does not include or require any discretionary requests. Retaining walls are utilized to create a flat pad for the residence, but does not result in excessive grading or a flat pad for the proposed sports court, as required by the original CCC permit for the subdivision. Garden walls minimize heights of structures above grade to less than 6 ft.. Where possible, garden walls have been utilized in lieu of retaining walls. Hardscape has been minimized to the fire path, sports court, and driveway circulation as required to meet fire and parking codes. The majority of the parcel would remain in its existing and natural condition. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible.

Finding 4. The project is not located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcel. Therefore, the findings of LIP Chapter 5 are not applicable.

D. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The project site is visible from the planned Zuma Ridge Trail. LIP Section 6.4 requires that the following five findings be made.

Finding 1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site, or other reasons.

An analysis of the project's potential visual impact to public views was conducted through a review of the surrounding development, project plans, and story poles installed onsite. The proposed one-story residence structure will be visible from the planned Zuma Ridge Trail, which orients along the northern portion of the parcel. Once developed, the trail would provide views north toward Zuma and Trancas Canyons and south to the Pacific Ocean. Due to topography, orientation of the proposed residence on the south portion of the parcel, and the proposed structure height, the proposed development would not result in significant adverse scenic or visual impacts to public views of the canyons and ocean from the trail, consistent with LIP Section 6.5. The proposed structure is located on the site south of the trail easement and views of the Pacific Ocean will remain available due to the topographical difference between the structure siting and the portion of the unimproved trail on the subject property.

Finding 2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

As conditioned, the project will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on a maximum structure height at 18 ft. and exterior lighting and colors to prevent any significant adverse scenic or visual impacts to public viewing areas. The project will meet all requirements of LIP Chapter 6 which ensure scenic qualities will be preserved in relation to the development.

Finding 3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A.3, the project is the least environmentally damaging alternative. The project will use colors and materials that blend in with the surrounding environment. Lights will be diminished to meet LIP Chapter 6 and the City's Dark Sky Ordinance. The proposed residence is 18 feet in height which is line with allowable development height in scenic areas.

Finding 4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources. The project will use colors and materials that blend in with the surrounding environment. Lights will be diminished to meet LIP Chapter 6 and the City's Dark Sky Ordinance. The proposed residence is 18 feet in height which is line with allowable development height in scenic areas. No alternatives would be substantially superior tot the proposed.

Finding 5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

The project site is visible from the planned Zuma Ridge Trail, once developed. However, the proposed residence would not significantly impede upon public views of the canyons or ocean that are visible from the planned trail segment, per LIP Section 6.8. The proposed residence utilizes a flatter area of the parcel and includes a flat roof design that does not exceed the height allowance in LIP Chapter 3. The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

E. Transfer of Development Credits (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to create adverse impacts upon site stability or structural integrity.

The proposed project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and LACFD. The required findings are made as follows.

Finding 1. The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

Geologic Hazards

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Land Phases, Inc. dated July 22, 2025, CalWest Geotechnical, Inc. dated July 24, 2025, and EPD Consultants, dated July 24, 2025. The referenced reports evaluated site-specific conditions and recommendations, and are provided to address any pertinent issues. The reports conclude that the project site is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

The Public Works Department has prepared Post-Fire Flood Risk and Vulnerability Maps for the City. The Draft Map is the mathematical product of Flood Depth and Flow Velocity calculated in GIS based on a hypothetical six-hour, 2-year, 10-year, 25-year, or 50-year rainfall with little or no infiltration. The Flood Severity Categories were identified in accordance with Federal Emergency Management Agency Guidance Document 14. Based upon review of the Flood Risk and Vulnerability Maps, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and the use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. A conditions of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards. In addition, a fuel modification plan has been reviewed and approved for the project site by the LACFD. Occupancy of the residence will be subject to inspection and approval of the required fuel modification.

Finding 2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding F.1, the project as designed, conditioned, and approved by the City geotechnical consultants and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design.

Finding 3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As previously stated in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative.

Finding 4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Finding A.3, there are no feasible alternatives to development and due to site constraints, any other project alternative is anticipated to result in more grading and land disturbance, construction on steep slopes, and encroachment adjacent to and/or into the public trail easement and/or open space easement.

Finding 5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated as the subject property is not in a designated ESHA or ESHA buffer.

J. Shoreline and Bluff Development (LIP Chapter 10)

The subject parcel is not located on or along the shoreline, a coastal bluff, or bluff top fronting the shoreline. Therefore, the findings of LIP Chapter 10 are not applicable.

K. Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, bluff top, trail or recreational access for the following reasons:

A. Lateral and Vertical Access – The project is not located on or adjacent to a shoreline.
B. Blufftop Access – The project is not located on a blufftop.
C. Trail Access – No additional trail access is required as adequate trail access is provided in the vicinity of the project site. A 20 ft. wide public hiking and equestrian trail easement is located along the northeastern property line for the planned Zuma Ridge Trail that was dedicated as part of the original tract map in 1990. The proposed structures do not encroach adjacent to or into the trail easement. The proposed development will be visible from the planned trail, upon development of the trail; however, as described in Finding D.1 and D.5, no significant adverse impacts to public views from the trail are anticipated to result due to project development.
D. Recreational Access – The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access; therefore no condition for recreational access is required by the LCP.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access in LIP Section 12.4 does not apply and further findings are not required.

L. Land Divisions (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(e) - New Construction, and 15304(b) - Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 25-022

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 25-022, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:

    1. Construction of:
        a. 2,020 sf., maximum 18 ft. tall, one-story single-family residence with a flat roof, including a 955 sf. garage and 2,038 sf. of covered porches;
        b. Hardscape including the extension of an existing shared driveway;
        c. Sports court with minimum 42-inch glass guard rail and no lighting;
        d. Retaining walls and garden walls six ft. or less in height, with six ft. open/permeable perimeter fencing;
    2. 978 cubic yards (c.y.) of non-exempt grading;
    3. Installation of an OWTS including a 2,500-gallon treatment tank;
    4. Installation of an underground cistern and detention tank; and
    5. Installation of landscaping.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **February 3, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. This ACDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension to the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

7. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

8. All development shall conform to requirements of the City of Malibu Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical engineering consultant reviewers, Public Works Department, Los Angeles County WD29, and the LACFD as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

10. This permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission requests that the ACDP becomes effective, pursuant to LIP Section 13.13.6.

11. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the Administrative Coastal Development Permit is effective. The ACDP is not effective until all appeals have been exhausted.

12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

13. The property owner shall comply with all provisions of the MMC and LIP.

Cultural Resources

14. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

15. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

16. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two ft. in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

17. Night lighting for sports courts or other private recreational facilities shall be prohibited.

18. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one ft. candle.

19. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore of the beach in excess of one foot-candle is prohibited.

20. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

21. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

22. No exterior lights shall be above 18 ft. in height except as required by building code.

23. Up-lighting of any kind is prohibited.

24. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

Fencing and Walls

25. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six ft. in height or 12 ft. in height for a combination of two or more walls.

26. All fences must be completely view permeable. Three violations of this condition will result in a requirement to permanently remove the offending fences from the site.

Construction/Framing

27. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right-of-way. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

28. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

29. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

30. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:
    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time;
    b. Grading activities shall be planned during the southern California dry season (April through October);
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination; and,
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

31. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on State highways, the applicant / property owner is required to obtain a transportation permit from the California Department of Transportation.

32. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Environmental Sustainability Department. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

33. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

Biology

34. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

35. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

36. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Section 17.53.030). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Section 17.53.030.

37. Prior to Final Plan Check Approval, provide landscape water use approval from the Los Angeles County Waterworks District No. 29.

38. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six ft. in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 in. in height. Three sequential violations of this condition will result in a requirement to permanently remove the offending vegetation from the site.

39. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).

40. Invasive plant species, as determined by the City of Malibu, are prohibited.

41. No non-native plant species shall be approved greater than 50 ft. from the residential structure.

42. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

43. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

44. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

45. Necessary boundary fencing of any single area exceeding ½ acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 in. high, and have a space greater than 14 in. between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

46. Prior to issuing a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Environmental Health

47. The final architectural, landscape and grading plans must show the proposed OWTS, including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

48. All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

Architectural Plans

a. The final architectural plans must show 1 bedroom and 15 drainage fixture units (DFU), or otherwise indicated by the OWTS designer in the final design report; and,
b. Show and label all drainage fixtures on the final floor plans including clothes washers and dishwashers.
c. Proof of 1.6 Gallon or Less Flushometer Water Closet: The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted. The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set.
d. Certified Fixture Unit Worksheet: To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD). Please incorporate the fixture unit worksheet into the final plan set.

Landscape Plans

a. OWTS Setbacks: All proposed improvements, including structures and landscaping, must meet minimum required horizontal and vertical setback distances from all OWTS components in accordance with Malibu Municipal Code Chapter 15.42, Table 15.42.030(E). OWTS components include the treatment tank, present/future seepage pits, distribution box, and lines of connection.

   Note: The proposed trees depicted on Sheet L-2.2 of the landscape plans do not appear to meet the setback requirements to the proposed OWTS components per the MMC. The final landscape plans must be revised accordingly to clearly demonstrate that the minimum required setback distances to the proposed improvements are satisfied.

49. A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP/LIP. The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit onto an 11 inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend.

50. A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable). The final design report shall contain the following information (in addition to the items listed above).

    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable);
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per sf. per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
    e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

52. All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

53. A Storm Water Pollution Prevention Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

54. Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

55. City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

56. City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

57. City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

58. A final fee in accordance with the adopted fee schedule at the time of the final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specification.

59. In accordance with the MMC, an application shall be made to the Environmental Health office for an OWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

Public Works – Grading/Drainage/Hydrology

60. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:

    a. Is located within or adjacent to ESHA;
    b. Includes grading on slopes greater than 4:1; or,
    c. Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

61. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3. A note shall be placed on the project that addresses this condition.

62. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:

    a. Public Works Department General Notes;
    b. The existing and proposed sf. of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
    d. The grading limits to shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan;
    e. If the property contains trees that are to be protected, they shall be highlighted on the grading plan;
    f. If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist;

g. Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch in diameter shall also have a plan and profile for the system included with the grading plan; and,
h. Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

63. A Local SWPPP shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All BMPs shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

64. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control BMPs that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

65. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

Water Quality/ Water Service

66. Prior to issuance of a building permit the applicant shall submit the Final Los Angeles County Waterworks District No. 29 Will Serve Approval Letter.

67. Prior to final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a meter, if applicable.

Geology

68. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

69. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved ACDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require an ACDP amendment or a new ACDP.

Prior to Occupancy

70. The applicant shall request a final Planning Division inspection prior to final inspection by the Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this ACDP. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

71. Prior to the issuance of a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

72. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled and state the facilities where all materials were taken.

73. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Site-Specific Condition

74. The guard rail for the sports court shall be view permeable (glass), with a minimum height of 42 in. for safety protection. Lighting of the sports court is prohibited pursuant to Condition No. 18.

75. Prior to the issuance of building permits, the property owner shall process a Release of Covenant and Agreement to release the property from being held as one (lot tie) with the parcel addressed as 6282 Sea Star Drive, prior to final Planning Division inspection and approval. The Release of Covenant and Agreement shall not be effective until recorded in the County of Los Angeles Recorders Office. The property owner shall provide evidence to the Planning Division demonstrating that the subject parcel has a legal right to use the shared driveway on 6282 Sea Star Drive, prior to final Planning Division inspection and approval.

Deed Restrictions

76. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final planning approval.

77. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 16 to 24. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

Fixed Conditions

78. This ACDP shall run with the land and bind all future owners of the property.

79. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **June 5, 2026 at 4:30 p.m.** An appeal shall be filed with the City Clerk and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **June 1, 2026,** Regular Planning Commission meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Gina Paolini at **gpaolini@malibucity.org**, for further information. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

Date: May 26, 2026

Prepared by:

Gina Paolini
Contract Planner

Approved by:

Tyler Eaton for
Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. Project Plans
2. Department Review Sheets
3. HOA Letter
4. Story Pole and Site Photographs
5. Notices

All reports referenced are available for review at City Hall.

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit No. 25-022, dated May 26, 2026, for the project located at 6270 Sea Star Drive, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } SS
County of Los Angeles

On _____ before me, _____,
Date (Insert Name and Title of Notary Public)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(Notary Public's signature in and for said County and State) (seal)



SEA STAR LOT 9

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

Received
2/3/26
Planning Div.



VICINITY MAP
NOT TO SCALE 20

PROJECT ADDRESS 6270 SEA STAR DR. LOT 9 MALIBU, CA 90265

ZONING AND BUILDING INFORMATION

TRACT NUMBER	45585
LOT NUMBER	9
ASSESSOR'S PARCEL NUMBER	4469-047-025
ZONE	RR2
LOT SIZE (GROSS AREA)	57,555 SQ. FT. (1.32 ACRES)
CONSTRUCTION TYPE	TYPE V
NUMBER OF STORIES	1
FIRE ZONE	VHFHSZ
EXISTING BUILDING USE	N/A
PROPOSED BUILDING USE	SINGLE FAMILY
EXISTING BUILDING SQUARE FOOTAGE	N/A
PROPOSED TDSF BUILDING SQ.FT	5,011.96 SQ. FT.
EXISTING OCCUPANCY GROUP	N/A
PROPOSED OCCUPANCY GROUP	R-3

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE. EXTENSION OF (E) DRIVEWAY. NEW SPORTS COURT, NEW UNDERGROUND CISTERN, NEW SEPTIC SYSTEM, NEW RETAINING WALLS 6'-0" OR BELOW, NEW GARDEN WALLS.

BUILDING HEIGHT:

HEIGHT LIMIT:	18'
PROPOSED BUILDING HEIGHT:	18'

PARKING:

REQUIRED PARKING:	4 SPACES, 2 OF WHICH SHALL BE ENCLOSED
PROVIDED PARKING:	2 COVERED AND 2 UNENCLOSED PARKING SPACES

RESIDENTIAL FLOOR AREA:

FIRST FLOOR PLAN	2,019.64 SQ. FT.
GARAGE	954.74 SQ. FT.
COVERED PORCHES OVER 6'	2,037.58 SQ. FT.
TOTAL DEVELOPMENT SQUARE FOOT:	5,011.96 SQ. FT.
TOTAL IMPERMEABLE LOT COVERAGE:	11,523.03 SQ. FT. (REFER TO CIVIL DRAWINGS, SHEET C-4 FOR DETAILED BREAKDOWN)

PARCEL NET AREA = 1.12 ACRES (48,942 SQ. FT.) SEE SHEET SU1.00

UP TO 1/2 ACRE: 21,780 x 0.177 = 3,855 + 1,000 =	4,855
1/2 ACRE TO 1 ACRE: (43,560 - 21,780) x 0.10 =	2,178
1 TO 1.5 ACRES: (48,942 - 43,560) x 0.05 =	269
TOTAL MAXIMUM ALLOWABLE SQUARE FOOTAGE: 4,855 + 2,178 + 269 =	7,302 SQ. FT.

PROJECT INFORMATION
NO SCALE 8

SETBACKS

REQUIRED SETBACK - FRONT YARD:	(20% OF THE LOT WIDTH)
REQUIRED SETBACK - SIDE YARD	(CUMMULATIVELY 25% OF THE LOT WIDTH)
MIN. SIDE YARD SETBACK:	10% OF LOT WIDTH
FIRE EXTINGUISHING SYSTEM:	AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 NFPA 13D.

APPLICABLE CODES

2023 CALIFORNIA BUILDING CODE (CBC) (VOLUME 1&2)
2023 CALIFORNIA RESIDENTIAL CODE (CRC) AND TITLE 24
2023 CALIFORNIA ELECTRICAL, MECHANICAL & PLUMBING CODE, (CMC), (CPC),(CEC)
2023 CA ENERGY CODE (2013 BUILDING ENERGY EFFICIENCY STANDARDS), (CENC) [§ R106.1.1 CRC)
2023 CGBSC (CALIFORNIA GREEN BUILDING CODE STANDARDS)
2023 COUNTY OF LA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING CODE

OWNERS
SEA SLUG, LLC
92 FLOOD CIRCLE
ATHERTON, CA 94027
T: (210) 381-8696

ARCHITECT
STUDIO APA
4501 WEST ADAMS BOULEVARD
LOS ANGELES, CA 90016
CONTACT: ALEX PETTAS
T: (310) 390-0465
WWW.STUDIO-APA.COM

STRUCTURAL ENGINEER
KURT FISCHER STRUCTURAL EG.
17547 VENTURA BLVD, SUITE 305
ENCINO, CA 91316
CONTACT: DEREK WAVERING
T: (818) 867-9074
WWW.KFSENG.COM

MEP ENGINEER
K2D CONSULTING ENGINEERS
13465 BEACH AVE., SUITE B
MARINA DEL REY, CA 90292
CONTACT: ARASH KHALIFEH
T: (310) 935-3773
WWW.K2D.COM

CIVIL AND SEPTIC ENGINEER
EPD CONSULTANTS
20722 MAIN STREET
CARSON, CA 90745
CONTACT: KEVIN POFFENBARGER
T: (310) 241-6565

LANDSCAPE ARCHITECT
ZFREEDMAN LANDSCAPE ARCHITECTURE
232 LINNIE CANAL
VENICE, CA 90291
CONTACT: ZACK FREEDMAN
T: (310) 955-4700
WWW.ZFREEDMAN.COM

GEOTECHNICAL
LAND PHASES INC.
5158 COCHRAN ST. SIMI VALLEY, CA 93063
CONTACT: JAKE HOLT
T: (805) 522-5174, x101
WWW.LANDPHASES.COM

LIGHTING
SEAN O'CONNOR LIGHTING, INC.
12955 W. WASHINGTON BOULEVARD
LOS ANGELES, CA 90066
CONTACT: SEAN O' CONNOR
T: (310) 659-5900
WWW.SEANOCONNORLIGHTING.COM

LOW VOLTAGE
METRO EIGHTEEN
8586 W PICO. LOS ANGELES CA 90035
T: 310 876 0071
WWW.METROEIGHTEEN.COM

PROJECT DIRECTORY
NO SCALE 4

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

COVER SHEET

A0.10

ATTACHMENT 1

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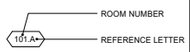
BUILDING GRID LINES



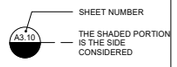
REVISION CLOUD



WINDOW SYMBOL



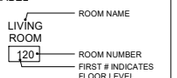
MATCH LINE



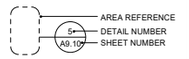
DOOR SYMBOL



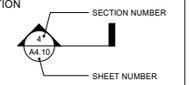
ROOM LABEL



DETAIL



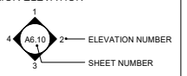
SECTION



EXTERIOR ELEVATION



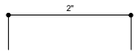
INTERIOR ELEVATION



CEILING HEIGHT



DIMENSION STRING



WORK OR CONTROL POINT

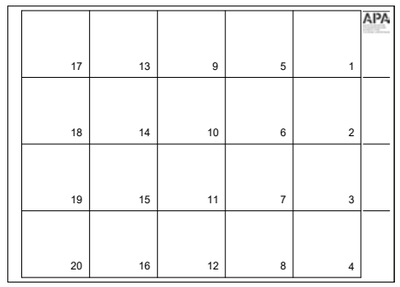


NORTH ARROW



ABBREVIATIONS
NO SCALE | 6

&	And	MAX	Maximum
<	Angle	MECH	Mechanical
@	At	MFG	Manufacturer
℄	Centerline	MIN	Minimum
ø	Diameter or Round	MIR	Mirror
(E)	Existing	MISC	Miscellaneous
#	Number or Pound	MTL	Metal
ADJ	Adjustable	(N)	New
A.F.F	Above Finish Floor	N	North
ALT	Alternate	N.I.C.	Not in Contract
ALUM	Aluminum	NO	Number
APPROX	Approximate	NOM	Nominal
ARCH	Architectural, Architect	N.T.S.	Not to Scale
BD	Board	O.C.	On Center
BLDG	Building	O.D.	Outside Diameter
BLK	Block	OPP	Opposite
BM	Beam	OV	Oven
B.O.	Bottom of	P.L.	Property Line
CAB	Cabinet	PLMG	Plumbing
CL	Centerline	PLYWD	Plywood
CLG	Ceiling	PT	Paint
CLO	Closet	R	Riser
CLR	Clear	RAD	Radius
CMU	Concrete Masonry Unit	R.C.P	Reflected Ceiling Plan
COL	Column	REF	Refrigerator
CONC	Concrete	REINF	Reinforced or Reinforcing
CTR	Center	REQ	Required
D	Deep, Depth	REV	Revised, Revision
DBL	Double	RM	Room
DEPT	Department	R.O.	Rough Opening
DIA	Diameter	S	South
DIM	Dimension	S.A.D.	See Architectural Drawings
DN	Down	S.C.D	See Civil Drawings
DS	Downspout	SD	Smoke Detector
DW	Dishwasher	S.E.D	See Electrical Drawings
DWG	Drawing	SF	Square Feet
DWR	Drawer	SHT	Sheet
(E)	Existing	SIM	Similar
E	East	S.L.D	See Landscape Drawings
EA	Each	S.M.D	See Mechanical Drawings
ELEC	Electrical	S.P.D	See Plumbing Drawings
EQ	Equal	SPEC	Specification
EXT	Exterior	SQ	Square
F.D.	Floor Drain	S.S.	Stainless Steel
F.G.	Finish Grade	S.S.D	See Structural Drawings
FL	Floor	STD	Standard
FLASH	Flashing	STL	Steel
FLUOR	Fluorescent	STOR	Storage
F.O.C.	Face of Concrete	STRUCT	Structural
F.O.F.	Face of Finish	T	Tread
F.O.M.	Face of Masonry	T&G	Tongue and Groove
F.O.P	Face of Plywood	T.B.C	To Be Confirmed
F.O.S.	Face of Stud	T.B.D	To Be Determined
FRZ	Freezer	TEL	Telephone
FP	Fireplace	THK	Thick, Thickness
FT	Foot, Feet	T.O.	Top of
FTG	Footing	T.O.C.	Top of Curb
GA	Gauge	T.O.D.	Top of Drain
GALV	Galvanized	T.O.S.	Top of Slab
GWB	Gypsum Wall Board	T.O.W.	Top of Wall
GYP	Gypsum	TV	Television
H	High, Height	TYP	Typical
H.B.	Hose Bib	U.O.N.	Unless Otherwise Noted
HDWR	Hardware	VERT	Vertical
HORIZ	Horizontal	V.I.F.	Verify in Field
HR	Hour	W	West
HT	Height	W/	With
HVAC	Heating, Ventilation and Air Conditioning	W.C.	Water Closet
I.D.	Inside Diameter	WD	Wood
INCL	Including	W.H.	Water Heater
INT	Interior	W.M.	Water Meter
KIT	Kitchen	W/O	Without
L.F.	Lineal Foot	WT	Weight
L.P.	Pound		
LT	Light		



ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.

DRAWING GRID
NO SCALE | 12

ABBREVIATIONS
NO SCALE | 8

PLUMBING

P0.01	PLUMBING GENERAL NOTES, SYMBOL LEGEND AND SHEET INDEX
P0.02	PLUMBING SPECIFICATIONS
P0.03	PLUMBING SPECIFICATIONS
P0.04	FIRE SPRINKLER SPECIFICATIONS
P0.05	PLUMBING CALCULATIONS
P0.06	PLUMBING EQUIPMENT SCHEDULES
P1.10	PLUMBING SET PLAN - GUEST HOUSE
P2.10	PLUMBING FLOOR PLAN - LEVEL 1
P2.11	PLUMBING ROOF PLAN
P5.10	HOT & COLD WATER AND WASTE AND VENT RISER DIAGRAM
P5.20	STORM DRAIN AND GAS RISER DIAGRAM
P6.01	PLUMBING DETAILS
P6.02	PLUMBING DETAILS
P6.03	PLUMBING DETAILS
P6.04	PLUMBING DETAILS
P6.05	PLUMBING DETAILS
P6.06	PLUMBING DETAILS
P6.07	PLUMBING DETAILS
P6.08	PLUMBING DETAILS

ELECTRICAL

E0.01	ELECTRICAL TERMS & ABBREVIATION, SYMBOLS LEGEND AND SHEET
E0.02	ELECTRICAL GENERAL NOTES - SHEET ONE
E0.03	ELECTRICAL GENERAL NOTES - SHEET TWO
E0.04	ELECTRICAL SPECIFICATION- SHEET ONE
E0.05	ELECTRICAL SPECIFICATION- SHEET TWO
E0.06	ELECTRICAL SPECIFICATION- SHEET THREE
E1.10	ELECTRICAL SITE PLAN - GUEST HOUSE
E2.10	ELECTRICAL POWER & SIGNAL FLOOR PLAN- LEVEL 1
E3.10	ELECTRICAL LIGHTING FLOOR PLAN - LEVEL 1
E3.11	ELECTRICAL ROOF PLAN
E5.00	ELECTRICAL SINGLE LINE DIAGRAM
E5.10	ELECTRICAL VOLTAGE DROP & LOAD CALCULATIONS
E5.20	ELECTRICAL PANEL SCHEDULES
E5.30	MECHANICAL & PLUMBING SCHEDULES AND NOTES
E5.40	GENERATOR NOTES AND DETAILS
E7.00	ELECTRICAL LIGHTING FIXTURE SCHEDULES & NOTES

LANDSCAPE

L-0.0	CONTEXT AND INDEX SHEET
L-1.0	REFERENCE PLAN
L-1.1	LAYOUT PLAN
L-2.0	PLANTING LEGEND AND NOTES
L-2.1	FUEL MODIFICATION PLAN
L-2.2	TREE PLANTING PLAN
L-2.3	SHRUB PLANTING PLAN
L-2.4	SHRUB PLANTING PLAN
L-2.5	HYDROZONE PLAN
L-3.0	IRRIGATION LEGEND
L-3.1	IRRIGATION PLAN
L-3.2	IRRIGATION PLAN
L-3.3	IRRIGATION DETAILS

LIGHTING

LT0.00	LIGHTING COVER SHEET
LT1.10	LANDSCAPE LIGHTING PLAN
LT2.10-A	LIGHTING LAYOUT
LT2.10-B	LIGHTING LAYOUT
LT2.10A	LIGHTING CONTROL LAYOUT
LT2.10B	LIGHTING CONTROL LAYOUT

SHEET INDEX
NO SCALE | 4

ARCHITECTURE

A0.10	COVER SHEET
A0.11	SHEET INDEX
A0.20	GENERAL NOTES
A0.24	CITY OF MALIBU - DEPARTMENT REVIEW SHEETS
A0.25	OWTS SITE PLANS
A0.26	DFU WKSHT ESC UL
A0.27	EARTHWORK PACKAGE
A0.28	HOA APPROVAL LETTER AND CITY OF MALIBU DEPARTMENT REVIEW SHEETS
A0.29	CITY OF MALIBU - DEPARTMENT REVIEW SHEETS
A0.60	AREA DIAGRAM
A0.61	SETBACK DIAGRAM - SITE PLAN
A0.70	WALL DETAILS
~~A0.71~~	~~GENERATOR ENCLOSURE DETAILS~~
A0.72	ASSEMBLIES - WALL AND ROOF
A0.73	ASSEMBLIES - FLOOR
A1.10	SITE PLAN
A1.11	FIRE DEPARTMENT - SITE PLAN
A2.10	FLOOR PLAN - LEVEL 1
A2.11	ROOF PLAN
A3.10	EXTERIOR ELEVATIONS
A3.11	EXTERIOR ELEVATIONS
A3.12	EXTERIOR ELEVATIONS
A3.13	EXTERIOR ELEVATIONS
A3.14	EXTERIOR ELEVATIONS
A4.10	SECTIONS
A4.11	SECTIONS
A4.12	SECTIONS
A4.13	SECTIONS
A4.14	SECTIONS

SURVEY

SU1.00	PARTIAL TOPOGRAPHIC SURVEY
SU2.00	SLOPE ANALYSIS SURVEY
SU2.01	SLOPE ANALYSIS SURVEY - PROPOSED BUILDING OVERLAY

CIVIL

C-1	TITLE SHEET & NOTES
C-2	EXISTING SURVEY PLAN
C-3	GRADING PLAN
C-4	DRAINAGE PLAN
C-5	GRADING & DRAINAGE DETAILS
C-6	GRADING & DRAINAGE DETAILS
EC-1	EROSION CONTROL TITLE SHEET
EC-2	EROSION AND SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)
EC-3	EROSION CONTROL DETAILS

STRUCTURAL

S0.00	GENERAL NOTES
S0.01	GENERAL NOTES
S1.00	TYP. CONC. REINF DETAILS
S1.01	TYP. CONC. SOG & FOUNDATION DETAILS
S1.02	TYP. CONC. SOG & FOUNDATION DETAILS
S1.03	TYP. CONC. WALL DETAILS
S1.11	TYP. WOOD WALL DETAILS
S1.13	TYP. WOOD DRAG CONNECTION DETAILS
S1.14	TYP. WOOD SHEAR WALL DETAILS
S1.16	TYP. JOIST AND BEAM PENETRATION DETAILS
S1.17	TYP. WOOD HOLDOWN DETAILS
S1.30	TYP. STEEL DETAILS
S1.31	TYP. STEEL DETAILS
S1.50	TYP. LIGHT GAGE METAL STUD DETAILS
S1.60	FINISH KEY PLAN
S2.0	SITE PLAN
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S2.3	SPORT COURT FOUNDATION AND ROOF PLAN
S3.00	CONC. GRADE BEAM DETAILS
S3.01	DETAILS
S3.02	DETAILS
S4.00	DETAILS
S4.01	DETAILS

MECHANICAL

M0.01	MECHANICAL GENERAL NOTES, SYMBOL LEGEND AND SHEET INDEX
M0.02	MECHANICAL SPECIFICATIONS
M0.03	MECHANICAL SPECIFICATIONS
M0.04	MECHANICAL EQUIPMENT SCHEDULES
M0.05	MECHANICAL EQUIPMENT SCHEDULES
M0.06	MECHANICAL EQUIPMENT SCHEDULES
M0.07	MECHANICAL EQUIPMENT SCHEDULES
M0.08	TITLE-24 COMPLIANCE FORMS
M0.09	TITLE-24 COMPLIANCE FORMS
M1.10	MECHANICAL SITE PLAN - GUEST HOUSE
M1.11	MECHANICAL ZONING PLAN - LEVEL 1
M2.10	MECHANICAL FLOOR PLAN - LEVEL 1
M2.11	MECHANICAL ROOF PLAN
M6.01	MECHANICAL DETAILS
M6.02	MECHANICAL DETAILS
M6.03	MECHANICAL DETAILS
M6.04	MECHANICAL DETAILS
M6.05	MECHANICAL DETAILS
M6.06	MECHANICAL DETAILS
M6.07	MECHANICAL DETAILS
M6.08	MECHANICAL DETAILS
M6.09	MECHANICAL DETAILS
M6.10	MECHANICAL DETAILS
M6.11	MECHANICAL DETAILS
M6.12	MECHANICAL DETAILS
M6.13	MECHANICAL DETAILS
M7.01	MECHANICAL CONTROL WIRING DIAGRAMS
M7.02	MECHANICAL CONTROL WIRING DIAGRAMS
M7.03	MECHANICAL CONTROL WIRING DIAGRAMS

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
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	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

SHEET INDEX

A0.11

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City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: May 20, 2025

Re: Proposed Conditions of Approval for 6270 Sea Star Dr, CDP 25-022

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
   - Is located within or adjacent to ESHA, or
   - Includes grading on slopes greater than 4:1
   - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources
2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**
3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

https://malibucity.sharepoint.com/sites/LandDevelopment/Shared Documents/01 LD - PLN and BPC Reviews/6270 Sea Star Dr/CDP 25-022/Planning/PW 1st Review/6270 Sea Star Dr_CDP 25-022 PublicWorksStandardCondition.doc Recycled Paper

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

STORMWATER

4. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste

https://malibucity.sharepoint.com/sites/LandDevelopment/Shared Documents/01 LD - PLN and BPC Reviews/6270 Sea Star Dr/CDP 25-022/Planning/PW 1st Review/6270 Sea Star Dr_CDP 25-022 PublicWorksStandardCondition.doc Recycled Paper

Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

5. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

MISCELLANOUS

6. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

https://malibucity.sharepoint.com/sites/LandDevelopment/Shared Documents/01 LD - PLN and BPC Reviews/6270 Sea Star Dr/CDP 25-022/Planning/PW 1st Review/6270 Sea Star Dr_CDP 25-022 PublicWorksStandardCondition.doc Recycled Paper

ZFREEDMAN
LANDSCAPE ARCHITECTURE

MEMORANDUM

July 10, 2025

TO: City of Malibu Department of Planning
23825 Stuart Ranch Road
Malibu, CA 90265

FROM: ZFREEDMAN Landscape Architecture, Inc.

RE: **Coastal Development Permit No. 25-022 / 6270 SEA STAR DR TREE ASSESSMENT**

The site located at 6270 Sea Star Drive (Lot 9) contains no protected native trees including California oak (Quercus agrifolia), California walnut (Juglans californica), Western Sycamore (Platanus racemosa), Alder (Alnus rhombifolia), or Toyon (Heteromeles arbutifolia).

Zack Freedman
RLA# 5582
ZFREEDMAN Landscape Architecture, Inc

ZFREEDMAN LANDSCAPE ARCHITECTURE INC.

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158; SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY, SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
8. WATER HEATERS MUST BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
9. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL (R314).
10. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR (6109 OF LABC)
11. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB 2977). (3162B)
12. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
13. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS.
14. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIS OR ADDITIONS , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
15. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
16. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
17. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).
18. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
19. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R.303.8)
20. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
21. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
22. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS (R302.12).
23. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315).
24. ELECTRICAL, HEATING, VENTILATION, PLUMBING, AND AIR-CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES MUST BE DESIGNED AND/OR LOCATED ABOVE THE LOWEST FINISHED FLOOR, SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING. REFER TO FEMA PUBLICATION 348 FOR FURTHER DETAILS (ORDINANCE 172,081, SECTION 5C.3f).
25. AN ELEVATION AND FLOOD PROOFING CERTIFICATE MUST BE FILLED OUT FOR SUBMITTAL TO THE INSPECTOR CERTIFYING THAT FOUNDATION WAS BUILT AT THE REQUIRED ELEVATION.
26. SURVEY BY A LICENSED SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PERFORM SURVEY WORK IS REQUIRED TO VERIFY ELEVATION OF LOWEST FINISHED FLOOR.
27. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
28. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLED BY A HUMIDITY CONTROL.
29. PROVIDE 7D INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)
30. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

GENERAL NOTES

A0.20

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City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department
FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL:	info@pettas.com
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

TO: Malibu Planning Department and/or Applicant
FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

X The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.
Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $____

SIGNATURE 05/20/2025 DATE

Rev 12/2019

plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

5) **Building Plans:** All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

6) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A SWPP Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

7) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

8) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

9) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

10) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the OWTS plan shall be obtained.

11) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

12) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project OWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Final Project Plans:** The final project site plans (architectural, grading, landscape) must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

2) **Building Plans:** All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

Architectural Plans:

- The final architectural plans must show 1 bedroom and 15 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.
- Show and label all drainage fixtures on the final floor plans including kitchen sinks, clothes washers and dishwashers.
- **Proof of 1.6 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted.

  The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set.
- **Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD). Please incorporate the fixture unit worksheet into the final plan set.

Landscape Plans:

- **OWTS Setbacks:** All proposed improvements, including structures and landscaping, must meet minimum required horizontal and vertical setback distances from all OWTS components in accordance with Malibu Municipal Code Chapter 15.42, Table 15.42.030(E). OWTS components include the treatment tank, present/future seepage pits, distribution box, and lines of connection.

  Note: The proposed trees depicted on Sheet L-2.2 of the landscape plans do not appear to meet the setback requirements to the proposed OWTS components per the MMC. The final landscape plans must be revised accordingly to clearly demonstrate that the minimum required setback distances to the proposed improvements are satisfied.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator
FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL:	info@pettas.com
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

TO: Malibu Planning Department and/or Applicant
FROM: City of Malibu Environmental Health Reviewer

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.
Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $____

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ NOT REQUIRED ☑ REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Signature 6/4/2025 Date

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

Rev 11/2019

3) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

4) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

The final OWTS design submittal shall contain the following information (in addition to the items listed above).

a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

b. Sewage and effluent pump design calculations (as applicable).

c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpd). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17"

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Alexander Pettas info@pettas.com
Project Address:	**6270 Sea Star Drive** Malibu, California 90265
Planning Case No.:	CDP 25-022
Project Description:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, new retaining walls, new garden walls
Date of Review:	June 4, 2025
Reviewer:	Matt Janousek Signature:
Contact Information:	Phone: (310) 456-2489 Email: mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	APA: Plans dated 4-16-2025
Grading Plans:	EPD: Plans dated 4-10-2025
Landscape Plans:	Zack Freedman, Plans dated 4-15-2025
OWTS Plan:	EPD: OWTS plan dated 4-15-2025
OWTS Report:	EPD: OWTS report dated 4-15-2025
Percolation Test:	Alpine Geotechnical: Report dated 12-17-2021
OWTS Geo. Report:	Land Phases Inc.: Report dated 3-24-2025
Miscellaneous:	
Previous Reviews:	(ACDP 19-039, 6-27-2019)

REVIEW FINDINGS

Planning Stage	☒ **CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval. ☐ **CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan	☐ **NOT REQUIRED** ☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

CITY OF MALIBU - DEPARTMENT REVIEW SHEETS

A0.24

SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET - 1

STUDIO APA
4501 W. ADAMS BOULEVARD
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T: 310-390-0465 E: INFO@PETTAS.COM

UPDATED OWTS SITE PLAN (12)

Onsite Wastewater System (OWS) Site Plan (sheet W0.01, with revisions)

LEGEND:
- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (ELECTRICAL)
- (P) SS PIPES (AIR)
- (P) PRESENT SEEPAGE PIT (P-X)
- (P) FUTURE SEEPAGE PIT (F-X)
- BORINGS (B-X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

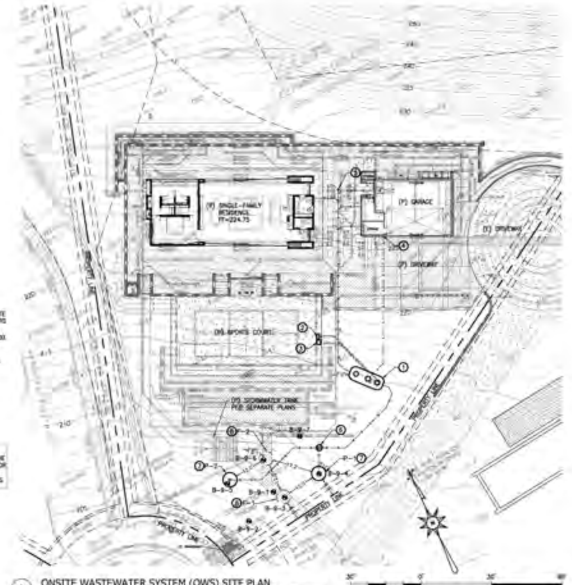
ABBREVIATIONS:
(E) EXISTING
(P) PROPOSED
BI BELOW INLET
DFU DRAINAGE FIXTURE UNIT
FF FINISHED FLOOR
FG FINISHED GRADE
FS FINISHED SURFACE
OWS ONSITE WASTEWATER SYSTEM
SFR SINGLE-FAMILY RESIDENCE
SS SANITARY SEWER
VIF VERIFY IN FIELD

NOTES:
1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

SPECIAL NOTE:
NO TREES SHALL BE PLANTED WITHIN 10' MIN. OF THE (P) OWS.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

EPD consultants

NO.	REVISIONS:	DATE:	BY:
1	PC, NEW ARCH PLAN	7/1/25	MD
2	NEW ARCH PLAN	7/24/25	MD
3	NEW ARCH & CIVIL	11/10/25	MD

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
PROJECT: 6270 SEA STAR LOT 9 MALIBU, CA 90265
DATE 4/15/25 | SCALE AS SHOWN | DRAWN BY MD
PROJECT NO. E724
DRAWING NO. W0.01
SHEET 2 OF 2 SHEETS

Onsite Wastewater System (sheet W0.00, with revisions)



1 ONSITE WASTEWATER SYSTEM OVERALL PLAN

LEGEND:
- PROPERTY LINE
- EASEMENT
- (P) RESIDENCE
- BORINGS (B-X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

EFFLUENT FROM (P) SINGLE FAMILY RESIDENCE → (P) MICROSEPTIC ENVIROSERVER ES7.5 TREATMENT TANK W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS OPTION AND TELEMETRY CONTROLS → (P) JENSEN PRECAST DISTRIBUTION BOX → (P) PRESENT SEEPAGE PITS (TOTAL OF 2) / (F) FUTURE SEEPAGE PITS (TOTAL OF 2)

4 OWS CALCULATIONS

5 ONSITE WASTEWATER SYSTEM KEYNOTES

	SEEPAGE PIT #	PERC TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PS (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	B-9-4	20.00	210.00	209.50	3.00	2.50	207.00	207.50	17.00	190.00	176.00	14.00
	P-2	B-9-5	21.00	207.00	207.00	3.00	3.00	204.00	205.00	18.00	186.00	176.00	10.00
FUTURE SEEPAGE PITS	F-1	B-9-3	20.00	208.00	207.50	3.00	2.50	205.00	205.50	17.00	188.00	176.00	12.00
	F-2	B-9-6	20.00	209.00	208.50	3.00	2.00	206.00	206.50	17.00	189.00	176.00	13.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

EPD consultants

NO.	REVISIONS:	DATE:	BY:
1	PC, NEW ARCH PLAN	7/1/25	MD
2	NEW ARCH PLAN	7/24/25	MD
3	NEW ARCH & CIVIL	11/10/25	MD

ADDRESS: 6270 SEA STAR LOT 9 MALIBU, CA 90265
SHEET TITLE: ONSITE WASTEWATER SYSTEM
PROJECT: PRIVATE RESIDENCE
DATE 4/15/25 | SCALE AS SHOWN | DRAWN BY MD
PROJECT NO. E724
DRAWING NO. W0.00
SHEET 1 OF 2 SHEETS

ENVIRONMENTAL HEALTH REVIEW - STAMPED OWTS (4)

6270 SEA STAR DRIVE (CDP 25-022)
MALIBU, CA 90265

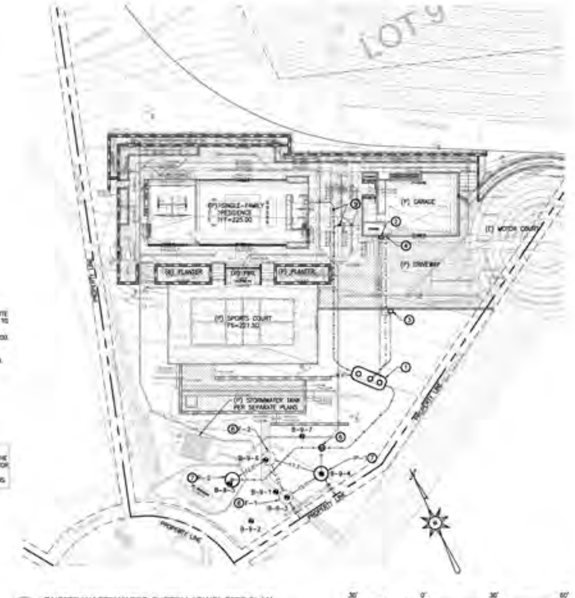
S.F.D.:	1 Bedroom/15 Fixture Units (N)
TREATMENT TANK:	2,500 Gallon MicroSepTec ES7.5 with UV Disinfection Unit (N)
ACTIVE:	1 - 6' x 17' BI w/3' Cap (N) (projected: B-9-4)
	1 - 6' x 18' BI w/3' Cap (N) (projected: B-9-5)
FUTURE:	2 - 6' x 17' BI w/3' Cap (F) (projected: B-9-3, B-9-6)
PERC RATE:	4,274 gpd/13.3 gpsf (proj: B-9-3)
	8,370 gpd/26.1 gpsf (proj: B-9-4)
	8,250 gpd/24.3 gpsf (proj: B-9-5)
	7,814 gpd/24.4 gpsf (proj: B-9-6)
DESIGNER:	Kevin Poffenbarger, RCE 69089
REFERENCE:	EPD Consultants: OWTS design report and plan dated 4-15-2025
	Alpine Geotechnical: Percolation test report dated 12-17-2021
	Land Phases: OWTS geology report dated 3-24-2025

NOTES:

1. This conformance review is for a new single family dwelling and a new advanced onsite wastewater treatment system (OWTS). The new OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.
3. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SIGNATURE [signature] 6/4/2025
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.

Onsite Wastewater System (OWS) Site Plan (stamped sheet W0.01)



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
PROJECT: 6270 SEA STAR LOT 9 MALIBU, CA 90265
DATE 4/15/25 | SCALE AS SHOWN | DRAWN BY MD
PROJECT NO. E724
DRAWING NO. W0.01
SHEET 2 OF 2 SHEETS

Onsite Wastewater System (stamped sheet W0.00)



1 ONSITE WASTEWATER SYSTEM OVERALL PLAN

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

4 OWS CALCULATIONS

5 ONSITE WASTEWATER SYSTEM KEYNOTES

	SEEPAGE PIT #	PERC TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PS (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	B-9-4	20.00	210.00	210.00	3.00	3.00	207.00	208.00	17.00	190.00	176.00	14.00
	P-2	B-9-5	21.00	207.00	207.00	3.00	3.00	204.00	205.00	18.00	186.00	176.00	10.00
FUTURE SEEPAGE PITS	F-1	B-9-3	20.00	208.00	208.00	3.00	3.00	205.00	206.00	17.00	188.00	176.00	12.00
	F-2	B-9-6	20.00	209.00	209.00	3.00	3.00	206.00	207.00	17.00	189.00	176.00	13.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

ADDRESS: 6270 SEA STAR LOT 9 MALIBU, CA 90265
SHEET TITLE: ONSITE WASTEWATER SYSTEM
PROJECT: PRIVATE RESIDENCE
DATE 4/15/25 | SCALE AS SHOWN | DRAWN BY MD
PROJECT NO. E724
DRAWING NO. W0.00
SHEET 1 OF 2 SHEETS

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

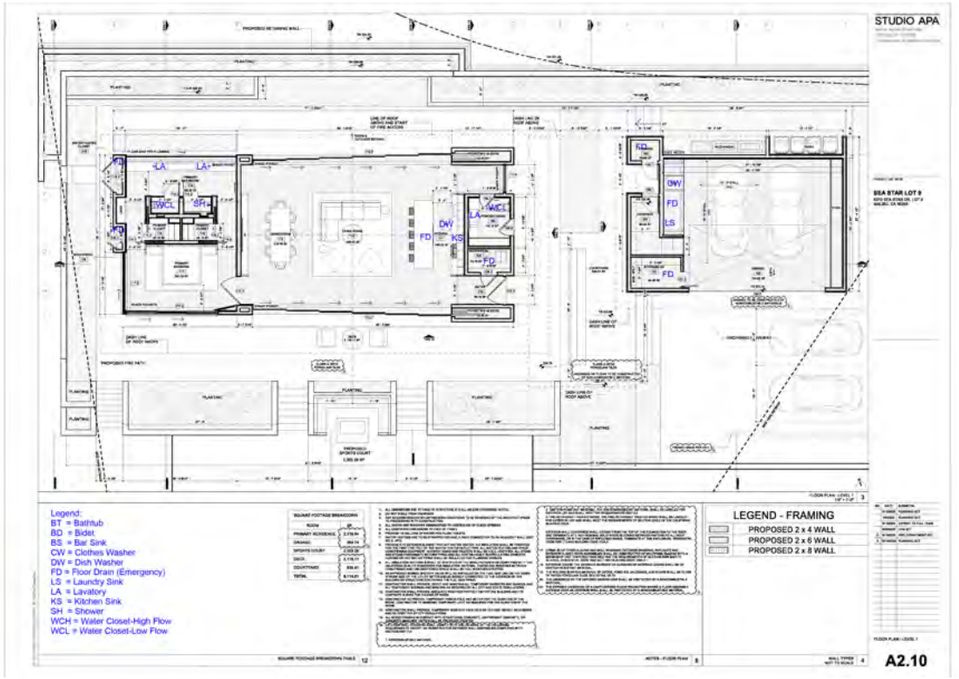
NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

OWTS SITE PLANS

A0.25

SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET 5

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City of Malibu

23825 Stuart Ranch Road Malibu, California 90265-4861
Phone (310) 456-2489 Fax (310) 456-3356 www.malibucity.org

ONSITE WASTEWATER TREATMENT SYSTEM BEDROOM AND FIXTURE UNIT WORKSHEET

This worksheet shall be used to determine the existing fixture unit count and the proposed fixture unit count for all planned alterations to existing structures. Floor plans may be required to confirm both existing and proposed conditions. When a new OWTS system only is proposed, complete only the proposed column of the worksheet. The completed worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, City of Malibu Registered Practitioner, or an "A", "C-42", "C-36" Licensed Contractor.

Date: 11/10/25
Applicant:
Project Address: 6270 Sea Star Lot 9
Number of Bedrooms (Existing):
Number of Bedrooms (Future): 1

Planning Division Reference Number:
Worksheet Certification by
Kevin Poffenbarger, PE
Print name
Signature C 69088
Applicable California State License or Registration No.
State License or Registration Number

Type of Plumbing Fixture:	Existing Fixtures: "A"	×	Proposed Fixtures: "B"	=	Total Fixtures: "A – B"	×	Unit Value: "C"	=	Existing Fixture Units: A × C"	Total Future Fixture Units: "(A – B) × C"
Bathtub (or Combination Bath/Shower)	0	-	0	=	0	x	2	=	0	0
Bidet	0	-	0	=	0	x	2	=	0	0
Bar Sink	0	-	0	=	0	x	1	=	0	0
Clothes Washer	0	-	0	=	0	x	2	=	0	0
Dishwasher	0	-	0	=	0	x	2	=	0	0
Laundry Sink	0	-	0	=	0	x	2	=	0	0
Lavatory (Wash Basin)	0	-	1	=	-1	x	1	=	0	-1
Kitchen Sink	0	-	1	=	-1	x	2	=	0	-2
Shower (Single Head)	0	-	1	=	-1	x	2	=	0	-2
Water Closet (Tank Type)[1]	0	-	0	=	0	x	6	=	0	0
Water Closet (Flush Tanker)	0	-	2	=	-2	x	6	=	0	-12
Floor Drain (Emergency)	0	-	0	=	0	x	1	=	0	0

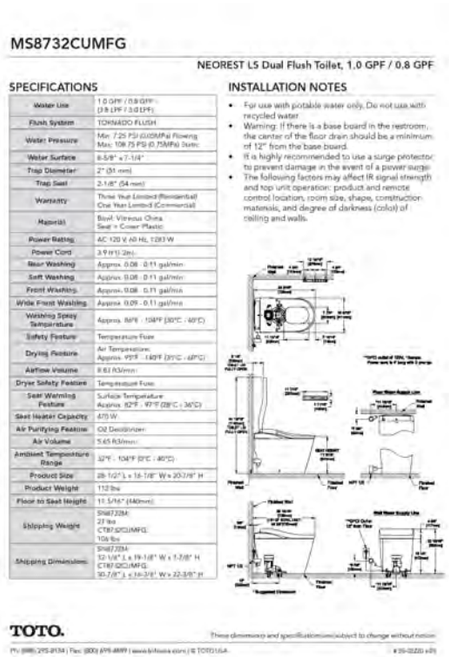
TOTAL ALLOWED FIXTURE UNITS: 10
TOTAL FUTURE FIXTURE UNITS: -16

Notes:

1 The fixture units listed on this form may not reflect the permitted number of fixture units on file with the City. Please consult with City staff to determine the approved number of fixture units for the dwelling(s).

1. By completing this form, a room is considered a bedroom if it provides privacy, has an associated closet, and is in close proximity to a bathroom with bathtub and/or shower fixtures.
2. If an existing fixture is to be deleted from the project, indicate the fixture with a minus sign (-) next to the proposed fixture quantity in column "B".
3. For plumbing fixtures not shown in this table please refer to California Plumbing Code.
4. When determining septic tank sizes based on Appendix H of the California Plumbing Code, California Code of Regulations, Title 24, Part 5, water closets shall be computed as 6 fixture units.
5. A water closet shall be computed as 3 fixture units if the proposed water closet is categorized as a flushometer tank with a 1.0 GPF. Specifications of the flushometer tank shall be submitted to the City for verification.

Revised 10/2/2025



MS8732CUMFG

NEOREST LS Dual Flush Toilet, 1.0 GPF / 0.8 GPF

SPECIFICATIONS

Water Use	1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF)
Flush System	TORNADO FLUSH
Water Pressure	Min. 7.25 PSI (0.05MPa) Flowing Max. 108.75 PSI (0.75MPa) Static
Water Surface	8-5/8" x 7-1/4"
Trap Diameter	2" (51 mm)
Trap Seal	2-1/8" (54 mm)
Warranty	Three Year Limited (Residential) One Year Limited (Commercial)
Material	Bowl: Vitreous China Seat + Cover: Plastic
Power Rating	AC 120 V, 60 Hz, 1283 W
Power Cord	3.9 ft (1.2m)
Rear Washing	Approx. 0.08 - 0.11 gal/min
Soft Washing	Approx. 0.08 - 0.11 gal/min
Front Washing	Approx. 0.08 - 0.11 gal/min
Wide Front Washing	Approx. 0.09 - 0.11 gal/min
Washing Spray Temperature	Approx. 86°F - 104°F (30°C - 40°C)
Safety Feature	Temperature Fuse
Drying Feature	Air Temperature: Approx. 95°F - 140°F (35°C - 60°C)
Airflow Volume	0.6 L/s/mm
Dryer Safety Feature	Temperature Fuse
Seat Warming Feature	Surface Temperature: Approx. 82°F - 97°F (28°C - 36°C)
Seat Heater Capacity	475 W
Air Purifying Feature	O2 Deodorizer
Air Volume	5.65 R3/min
Ambient Temperature Range	32°F - 104°F (0°C - 40°C)
Product Size	28-1/2" L x 16-7/8" W x 20-7/8" H
Product Weight	112 lbs
Floor to Seat Height	15 5/16" (440mm)
Shipping Weight	SN8732M: 27 lbs CT8732CUMFG: 106 lbs
Shipping Dimensions	SN8732M: 32-1/8" L x 19-1/8" W x 17-7/8" H CT8732CUMFG: 30-7/8" L x 16-3/8" W x 22-3/8" H

INSTALLATION NOTES

- For use with potable water only. Do not use with recycled water.
- Warning: If there is a base board in the restroom, the center of the floor drain should be a minimum of 12" from the base board.
- It is highly recommended to use a surge protector to prevent damage in the event of a power surge.
- The following factors may affect IR signal strength and top unit operation: product and remote control location, room size, shape, construction materials, and degree of darkness (color) of ceiling and walls.

TOTO.

These dimensions and specifications subject to change without notice.

TOTO USA, Inc. | 1155 Sonora Court, Sunnyvale, CA 94086 | Ph: (888) 295-8134 | Fax: (800) 495-4699 | www.totousa.com | © TOTO USA

NEOREST. MS8732CUMFG

NEOREST LS Dual Flush Toilet, 1.0 GPF / 0.8 GPF



FEATURES

- Sleek, low profile one-piece skirted Smart Bidet Toilet with integrated personal cleansing and comfort features
- Decorative metallic trim and matching remote (select finish options: silver, nickel, or black
- Ultra high-efficiency dual flush functionality : 1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF)
- TORNADO FLUSH® System utilizes 360° cleaning power to reach every part of the hole-free rim design bowl
- Auto flush - with back-up manual flush for power outages
- Auto open/close lid
- PREMIST® automatically mists the bowl before each use
- CEFIONTECT® ceramic glaze minimizes waste from sticking to porous ceramic surfaces
- Gentle aerated, warm water, dual-action spray with oscillating and pulsating features
- Instantaneous water heater for continuous warm water and energy savings
- Adjustable spray position, water temperature, and water pressure
- EWATER+® auto-cleans wand, bowl, and under-seat after every use
- Heated seat with temperature control
- Seamless seat design eliminates the gap where dirt collects
- Warm air dryer with five variable temperature settings
- Automatic air deodorizer
- Automatic and programmable energy saving systems
- Multifunction ergonomic stick-style remote control
- 4 users' personalized memory settings
- Universal Height, ADA compliant
- Night light

1.0 ONE GALLON PER FLUSH
CEFIONTECT
EWATER+
TORNADO FLUSH
UNIVERSAL HEIGHT

COMPONENTS

- SN8732M#01S - Top Unit with Silver Trim
- SN8732M#01N - Top Unit with Nickel Trim
- SN8732M#01B - Top Unit with Black Trim
- CT8732CUMFG - Elongated Bowl Unit

COLORS/FINISHES

- #01S Cotton with Silver Trim
- #01N Cotton with Nickel Trim
- #01B Cotton with Black Trim

PRODUCT SPECIFICATION

The NEOREST LS with the TORNADO FLUSH system toilet shall be 1.0 GPF / 0.8 GPF (3.8 LPF / 3.0 LPF). Toilet shall have CEFIONTECT ceramic glaze and be at Universal Height.Toilet shall be of skirted design, elongated front bowl with auto open and close seat. Toilet shall be TOTO Model MS8732CUMFG#___.

CODES/STANDARDS

- Meets and exceeds: ASME A112.4.2; ASME A112.19.2/CSA B45.1; ASME A112.18.1/CSA B125.1; UL 1431; CSA C22.2 # 68
- Certifications: IAPMO(cUPC), State of Massachusetts, City of Los Angeles and others
- Code Compliance: UPC, IPC, NSPC, and others
- ADA Compliant
- Complies with CA Prop 65 warning requirements

CALGreen

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

DFU WKSHT ESC UL

A0.26

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SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET

PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
CLIENT: PRIVATE RESIDENCE
ENGINEER: CB
DATE: 11/10/2025

EXISTING DRIVEWAY (CUT)

FOUNDATION AREA=	1075	(ft2)
FOUNDATION DEPTH=	4	(ft)
TOTAL VOLUME=	4302	(cu.ft)
TOTAL VOLUME (CUT)=	119	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW DRIVEWAY (CUT)

FOUNDATION AREA=	1429	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	2858	(cu.ft)
TOTAL VOLUME (CUT)=	106	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

EXISTING RETAINING WALLS (CUT)

FOUNDATION AREA=	585	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	1169	(cu.ft)
TOTAL VOLUME (FILL)=	43	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW RETAINING WALLS (CUT)

FOUNDATION AREA=	2253	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	3380	(cu.ft)
TOTAL VOLUME (CUT)=	125	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW LANDSCAPE WALLS (CUT)

FOUNDATION AREA=	1137	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	1706	(cu.ft)
TOTAL VOLUME (CUT)=	47	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
CLIENT: PRIVATE RESIDENCE
ENGINEER: CB
DATE: 11/10/2025

NEW GARAGE FOUNDATIONS (CUT)

FOUNDATION AREA=	230	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	345	(cu.ft)
TOTAL VOLUME (CUT)=	13	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW GARAGE SLAB (CUT)

FOUNDATION AREA=	955	(ft2)
FOUNDATION DEPTH=	6	(ft)
TOTAL VOLUME=	5730	(cu.ft)
TOTAL VOLUME (CUT)=	212	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW SPORTS COURT FOUNDATIONS (CUT)

FOUNDATION AREA=	483	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	725	(cu.ft)
TOTAL VOLUME (CUT)=	27	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW DECKS, WALKWAYS, STAIRS (CUT)

FOUNDATION AREA=	1883	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	3766	(cu.ft)
TOTAL VOLUME (CUT)=	139	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW DECKS, WALKWAYS, STAIRS (FILL)

FOUNDATION AREA=	1282	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	2564	(cu.ft)
TOTAL VOLUME (FILL)=	95	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

EXISTING DRIVEWAY (CUT) - FIRE DEPARTMENT

FOUNDATION AREA=	252	(ft2)
FOUNDATION DEPTH=	4	(ft)
TOTAL VOLUME=	1008	(cu.ft)
TOTAL VOLUME (CUT)=	28	(cu.yd)
CLASSIFICATION=	SAFETY	

PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
CLIENT: PRIVATE RESIDENCE
ENGINEER: CB
DATE: 11/10/2025

EXISTING DRIVEWAY & RETAINING WALLS (R&R)

FOUNDATION AREA=	1774	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	3549	(cu.ft)
TOTAL VOLUME (R&R)=	99	(cu.yd)
CLASSIFICATION=	EXEMPT - REMOVAL AND REPLACEMENT	

NEW STRUCTURES, SPORTS COURT & RETAINING WALLS (R&R)

FOUNDATION AREA=	14810	(ft2)
FOUNDATION DEPTH=	4	(ft)
TOTAL VOLUME=	59240	(cu.ft)
TOTAL VOLUME (R&R)=	2194	(cu.yd)
CLASSIFICATION=	EXEMPT - REMOVAL AND REPLACEMENT	

NEW SLABS ON GRADE, DRIVEWAY & DECKS (R&R)

FOUNDATION AREA=	1065	(ft2)
FOUNDATION DEPTH=	3	(ft)
TOTAL VOLUME=	3195	(cu.ft)
TOTAL VOLUME (R&R)=	118	(cu.yd)
CLASSIFICATION=	EXEMPT - REMOVAL AND REPLACEMENT	

NEW RESIDENCE FOUNDATIONS (CUT)

FOUNDATION AREA=	332	(ft2)
FOUNDATION DEPTH=	1.5	(ft)
TOTAL VOLUME=	498	(cu.ft)
TOTAL VOLUME (CUT)=	18	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW RESIDENCE SLAB (CUT)

FOUNDATION AREA=	1143	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	1715	(cu.ft)
TOTAL VOLUME (CUT)=	64	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

NEW RESIDENCE SLAB (FILL)

FOUNDATION AREA=	878	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	1317	(cu.ft)
TOTAL VOLUME (CUT)=	49	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDERSTRUCTURE	

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: _____

PROJECT ADDRESS: 6270 SEA STAR DRIVE LOT 9, MALIBU, CA 90265

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. **All calculations utilized to estimate the cubic yardages indicated shall be attached to this form**. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	2,411	564	28	711	0	3,734
Fill	2,411	49	0	267	0	2,727
Total	4,822	613	28	978	0	6,461
Import	0	0	0	0	0	0
Export	0	535	28	444	0	1,007

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction – *R&R must be balanced.*
Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought in to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: KEVIN POFFENBARGER

DATE: 11/10/2025

REGISTERED PROFESSIONAL ENGINEER · KEVIN POFFENBARGER · C 60658 · CIVIL · STATE OF CALIFORNIA

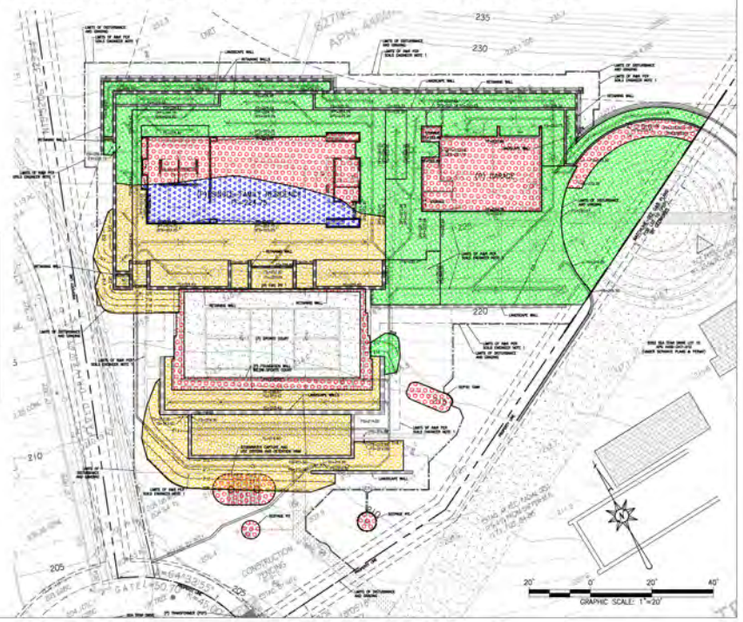
Page 1 of 1
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6270 SEA STAR DRIVE LOT 9 - GRADING CALCULATIONS

LEGEND:
- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) LIMITS OF DISTURBED AREA AND GRADING
- (P) LIMITS OF R&R
- (P) RETAINING WALL (PSP)
- (P) LANDSCAPE WALL (PSP)
- (E) RETAINING WALL

CUT (EXEMPT) · CUT (NON-EXEMPT) · FILL (EXEMPT) · FILL (NON-EXEMPT)

SOILS ENGINEER NOTES:
1. THE NEW BUILDING STRUCTURES, SPORTS COURT AND RETAINING WALLS ARE TO BE CONSTRUCTED WITH A CONVENTIONAL FOUNDATION SYSTEM PLACED ON AT LEAST 4' OF CERTIFIED COMPACTED FILL, OR TO A DEPTH THAT EXPOSES DENSE COMPETENT NATIVE TERRACE TERRACE DEPOSITS, WHICHEVER RESULTS IN A THICKER COMPACTED FILL CAP, AND EXTEND 5' MIN. BEYOND IN ALL DIRECTIONS PER THE SOILS REPORT AS REQUIRED AND INDICATED PER THIS PLAN.
2. THE NEW SLABS ON GRADE, DRIVEWAY AND DECKS ARE TO BE CONSTRUCTED WITH A CONVENTIONAL FOUNDATION SYSTEM PLACED ON AT LEAST 3' OF CERTIFIED COMPACTED FILL, OR TO A DEPTH THAT EXPOSES DENSE COMPETENT NATIVE TERRACE TERRACE DEPOSITS, WHICHEVER RESULTS IN A THICKER COMPACTED FILL CAP, AND EXTEND 3' MIN. BEYOND IN ALL DIRECTIONS PER THE SOILS REPORT AS REQUIRED AND INDICATED PER THIS PLAN.
3. SURFACE SOILS FOUND ON THE PROJECT ARE SUITABLE FOR USE IN COMPACTED FILLS, PROVIDED THAT THE SOILS ENGINEER REVIEWS AND APPROVES ALL MATERIAL.



PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
ENGINEER: CB
DATE: 11/10/2025

SUMMARY OF EARTHWORK QUANTITIES:

SECTOR	EXEMPT (CY)			NON-EXEMPT (CY)
	R & R	UNDER STRUCTURE	SAFETY	
EXISTING DRIVEWAY & RETAINING WALLS	99			
	-99			
NEW STRUCTURES, SPORTS COURT & RETAINING WALLS	2,194			
	-2,194			
NEW SLABS ON GRADE, DRIVEWAY & DECKS	118			
	-118			
NEW RESIDENCE FOUNDATIONS		18		
		0		
NEW RESIDENCE SLAB		64		
		-49		
NEW GARAGE FOUNDATIONS		13		
		0		
NEW GARAGE SLAB		212		
		0		
NEW SPORTS COURT FOUNDATIONS		27		
		0		
NEW DECKS, WALKWAYS, STAIRS				139
				-95
EXISTING DRIVEWAY - FIRE DEPARTMENT			28	
			0	
EXISTING DRIVEWAY				119
				0
NEW DRIVEWAY				106
				0
EXISTING RETAINING WALLS				43
				0
NEW RETAINING WALLS				125
				0
NEW LANDSCAPE WALLS				47
				0
EXISTING LANDSCAPE AREA				35
				0
NEW LANDSCAPE AREA				97
				-172
NEW SEEPAGE PITS		43		
		0		
NEW SEPTIC TANK		51		
		0		
NEW STORMWATER TANK		156		
		0		
TOTAL (CUT)	**2,411**	**564**	**28**	**711**
TOTAL (FILL)	**-2,411**	**-49**	**0**	**-267**

(-) Fill Volume
(+) Cut Volume

PROJECT: GRADING VOLUME CALCULATIONS
PROJECT NO.: E724
SITE ADDRESS: 6270 SEA STAR DRIVE LOT 9
CLIENT: PRIVATE RESIDENCE
ENGINEER: CB
DATE: 11/10/2025

EXISTING LANDSCAPE AREA (CUT)

FOUNDATION AREA=	315	(ft2)
FOUNDATION DEPTH=	3	(ft)
TOTAL VOLUME=	945	(cu.ft)
TOTAL VOLUME (CUT)=	35	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW LANDSCAPE AREA (CUT)

FOUNDATION AREA=	1746	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	3492	(cu.ft)
TOTAL VOLUME (CUT)=	97	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW LANDSCAPE AREA (FILL)

FOUNDATION AREA=	3102	(ft2)
FOUNDATION DEPTH=	2	(ft)
TOTAL VOLUME=	6053	(cu.ft)
TOTAL VOLUME (CUT)=	172	(cu.yd)
CLASSIFICATION=	NON-EXEMPT	

NEW SEEPAGE PITS (CUT)

EXCAVATION DIAMETER=	6	(ft)
EXCAVATION DEPTH=	21	(ft)
NUMBER PITS=	2	
TOTAL VOLUME=	1159	(cu.ft)
TOTAL VOLUME (CUT)=	43	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDER STRUCTURE	

NEW SEPTIC TANK (CUT)

EXCAVATION LENGTH=	19	(ft)
EXCAVATION WIDTH=	9	(ft)
EXCAVATION DEPTH=	8	(ft)
TOTAL VOLUME=	1368	(cu.ft)
TOTAL VOLUME (CUT)=	51	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDER STRUCTURE	

NEW STORMWATER TANK (CUT)

EXCAVATION LENGTH=	25	(ft)
EXCAVATION WIDTH=	14	(ft)
EXCAVATION DEPTH=	12	(ft)
TOTAL VOLUME=	4200	(cu.ft)
TOTAL VOLUME (CUT)=	156	(cu.yd)
CLASSIFICATION=	EXEMPT - UNDER STRUCTURE	

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

EARTHWORK PACKAGE

A0.27

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SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205
forestryfuelmodification@fire.lacounty.gov
www.fire.lacounty.gov/forestry/vegetation-forestry-fuel-modification/

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

"Proud Protectors of Life, the Environment, and Property"

BOARD OF SUPERVISORS
JANICE HAHN, CHAIR
FOURTH DISTRICT

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

Tuesday, November 4, 2025

Dear Applicant:

FUEL MODIFICATION PLAN – 6270 SEA STAR DRIVE, LOT 9, MALIBU
PARCEL# 4469-047-025 – FM PROJECT# 3454 – FFFM# 202500296

The Final Fuel Modification Plan has been reviewed and approved. Occupancy is subject to onsite inspection and approval of required fuel modification. Inspections are to be performed by Forestry Division personnel.

Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. Plan checkers are available 8:00 a.m. to 10:00 a.m. and by appointment. The Fuel Modification Unit may best be reached by email using our office email (forestryfuelmodification@fire.lacounty.gov).

Very truly yours,

Theron Cheatham

THERON CHEATHAM, ASSISTANT CHIEF, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

TC:RD

Enclosures

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

City of Malibu
23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER: CDP 25-022
JOB ADDRESS: 6270 SEA STAR DR
APPLICANT / CONTACT: Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL: info@pettas.com
APPLICANT PHONE #: (310) 390-0465
PLANNER: To Be Assigned
PROJECT DESCRIPTION: New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

TO: Malibu Planning Department and/or Applicant
FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval:

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	X
The project **DOES NOT** require capital improvement fees and/or participation fees	
The project **DOES** require a *Will Serve Letter (Final Waterworks Districts approval)*	X
The project **DOES** require capital improvement fees and/or participation fees	X**
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	

The required fire flow for this project set by the Fire Department is 1,250* gallons per minute at 20 pounds per square inch for a 1* hour duration

Scope of water system improvements required:
* FEPC2025-1511.
**Fees to be determined upon receipt of full water service application.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form, 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes in the county of Los Angeles Fire Code or makes revisions to adopt time Department regulations and standards.

9-12-2025
SIGNATURE DATE

Additional requirements/conditions may be imposed upon review of complete and final plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1766 or at the Waterworks Public Counter: 23533 Civic Center Way, Malibu CA 90265, Hours: Monday-Thursday 7:00am - 12:00pm

MIRMAN BUSBMAN NAHMIAS

Michael E. Bubman, Esq.
mbubman@mbn.law

August 26, 2025

Via Email Only

Mr. David Krane
c/o Ms. Lauren Swolenski
Universal Asset Management
15821 Ventura Blvd. Suite 500
Encino, CA 91436

Re: Lot 9, Sea Star Estates

Dear Mr. Krane:

I am writing to you once again on behalf of my client, State Court Appointed Receiver, Stephen Donell, in his capacity as the Architectural Review Committee ("ARC") of the Sea Star Estates HOA ("HOA"). As you are aware, the development plans for Lot 9, located at 6270 Sea Star Drive, Malibu, California ("Lot 9") have been submitted to the ARC for its review and approval. The purpose of this letter is to respond to the recent re-submission of your plans for Lot 9 to the ARC, submitted on August 21, 2025.

As a result of the revisions to the plans, I am pleased to advise that the ARC of Sea Star Estates has conditionally approved the plans that you have submitted for Lot 9, dated August 20, 2025 and supports its development. This approval is subject to the condition that the plans, as submitted, do not change or otherwise deviate from the plans as submitted on August 21, 2025 to the ARC. As of today, the project has not been approved by the City of Malibu and the design, as submitted, may deviate from what exists currently. Further, changes may be requested or required by the City/State/Coastal Commission. In the event either of these things do occur, the plans must be resubmitted to the ARC for its review and approval. Additionally, as noted in the marked-up set provided with this correspondence, the plans submitted, while adequate for this review, did not contain a complete set of plans. Please provide a complete set of plans for the ARC's files.

Please do not hesitate to let me or Mr. Donell know if you should have any questions.

Very Truly Yours,

Michael E. Bubman

MEB
Enclosures
cc: Mr. Stephen Donell

STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

City of Malibu
~ GEOTECHNICAL ~

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, retaining wall, sports court, garage, and residence plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the address and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Plans.
3. Include the following note on all the Foundation Plans: *"All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
4. Include the following note on Grading and Foundation Plans: *"Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs. Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate."*
5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
6. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
7. Show the onsite wastewater treatment system on the Site Plans.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design as recommended by the Project Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional comments may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu *Geotechnical Review Sheet*

6. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans, as appropriate.
7. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must **be reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.
8. One set of final electronic civil, retaining wall, sports court, swimming pool, and single-family residence plans **(APPROVED BY BUILDING AND SAFETY)** incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer.** The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Geotechnical Engineering Review by: 9-3-2025
Matthew Jacobson, G.E. #3000, Exp. 12-31-26 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjacobson@mwhsantv.org

Engineering Geology Review by: 9-3-2025
Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (405-696-3210)
Email: cdean@mwhsantv.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.

City of Malibu *Geotechnical Review Sheet*

Project submittals were reviewed by the City of Malibu's consultants from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program—Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with all requirements of the Planning department and other reviewing department requirements, as appropriate; any questions regarding Planning regulations or interpretations, including variances, should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform:
https://www.malibucity.org/DocumentCenter/View/29469/Electronic-Plans-Submittal-Guidelines

Remarks:

The referenced addendum engineering geologic report, addendum geotechnical engineering report, architectural plans, civil plans, landscape plans, updated OWTS design report, and OWTS plans have been reviewed by the City's consulting reviewers from a geotechnical perspective. The project includes constructing a new 1,796-square foot one-story single-family residence and detached 924 square foot garage with 1,791 square feet of covered porches over 6', patios and decks, a sports court, planters, retaining walls, and grading (5,224 yards of B & R; 582 yards of cut and 49 yards of fill under structure; 28 yards of cut for safety; 713 yards of cut and 280 yards of fill non-exempt; and 994 yards of export.

A new OWTS will be installed on the property consisting of a MicroSepTec EnviroServer ES7.5 treatment unit housed in a 2,500-gallon FRP tank with UV disinfection, with one present 6' diameter x 17' BI seepage pit with a 3' cap from EG (B-9-4) and one present 6' diameter x 18' BI seepage pit with a 3' cap from EG (B-9-5); and two future 6' diameter x 17' BI seepage pits with 3' caps from EG (B-9-3 and B-9-6).

Building Plan Check Stage Review Comments:

1. Please include the name, address, and phone number of the Project Geotechnical Consultants on the cover sheet of the plans.
2. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with the recommendations by the Project Geotechnical Consultant.
3. Include the following note on all the Foundation Plans: *"All foundation excavations must be observed and approved by the Project Structural Engineer prior to placement of reinforcing steel."*
4. The Project Geotechnical Consultant's recommendations for moisture barrier thickness beneath slabs-on-grade should be included as notes on the plans.
5. Include the following note on the foundation plans, as appropriate: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for the City's files. The report shall include total depths of the piles, depth into the recommended bearing material, minimum required depth into the recommended bearing material, and a map depicting the locations of the piles."*

City of Malibu
23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	September 3, 2025	**Review Log #:**	5337
Site Address:	6270 Sea Star Drive		
Lot/Tract/PM #:	Tract 45585	**Planning #:**	**CDP 25-022**
Applicant/Contact:	Alexander Pettas, info@pettas.com	**BPC/GPC #:**	**P2**
Contact Phone #:	(310) 390-0465	**Fax #:**	**Planner: Gina Paolini**
Project Type:	New single-family residential development, Onsite Wastewater treatment System (OWTS), retaining walls, grading, sports court		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in* ***Bold****.)*
Land Phases, Inc. (Geol. CEG 2262): **7-22-2025**, 3-24-2025; Ref: 11-16-2021, 9-20-2021(for APR 21-074, driveway expansion)
CalWest Geotechnical, Inc. (Rpts: GE 2690; Limits, PE 93125): **7-24-2025**, 3-25-2025; Ref: 11-16-2021, 9-21-2021 (for APR 21-074)
EPD Consultants (Pull/Imberger, RCE 60089): **7-24-2025**, 4-15-2021
Ref: Aljibe Geotechnical, Inc. (Silvas, CEG 2565): 12-17-2003, Ref: 11-09-2016; 9-23-2016 (for PA 16-0108); 2-27-2006 to 2-28-2006, 5-25-2006, 12-6-2007, 6-5-2007, 10-16-2006, 5-14-2008, 1-5-2005, 7-16-2008

2nd Coastal Development Permit Submittal
Architectural plans prepared by Studio APA dated August 5, 2025.
Civil plans prepared by EPD Consultants dated July 24, 2025.
Structural plans prepared by Kurt Fischer Structural Engineering dated July 31, 2025.
Landscape plans prepared by Zfreedman Landscape Architecture dated July 8, 2025.
OWTS plans prepared by EPD Consultants dated July 24, 2025.

Previous Reviews: 6-11-2025: Ref: Environmental Health Review Sheet dated 6-4-2025, Ref: 12-6-2021, 10-15-2021 (for APR 21-074); Ref: 7-9-2019 (for ACDP 19-019), 12-5-2018, 11-14-2018 (for PA 16-0108)

Review Findings

Coastal Development Permit Review

☒ The project is **ACCEPTABLE** from a geotechnical perspective.
☐ The project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed "Planning Stage Review Comments" shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building Plan-Check submittal.
☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached "Geotechnical Notes for Building Plan Check" and incorporate into Building Plan-Check submittals.
☐ The plans are **NOT COMPLETE** from a geotechnical perspective. Please respond to the listed "Building Plan-Check Stage Review Comments" AND review and incorporate the attached "Geotechnical Notes for Building Plan Check" into the plans. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage completion.

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
2	2/3/2026	PLANNING SET

HOA APPROVAL LETTER AND CITY OF MALIBU DEPARTMENT REVIEW SHEETS

A0.28

SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET.

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City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department
FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT ADDRESS:	4501 W Adams Blvd Los Angeles, CA 90016
APPLICANT PHONE #:	(310) 390-0465
APPLICANT FAX #:	
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	Nnapp'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	✓	
Required twin/or proposed Fire Department Vehicular Turnaround	✓	
Required 5 foot wide Fire Department Walking Access (including grade %)	✓	
Width of proposed driveway/access roadway gates	✓	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted). Applicable review fees shall be required.

02/02/2026
SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans
The Fire Prevention Engineering may be contacted by phone at (818) 880-0340 or at the Fire Department Counter (26600 Agoura Road, Suite 110, Calabasas, CA 91302. Hours: Monday – Thursday between 7:30 AM and 11:00 AM

Rev 04/21/2016

-o0o-

If you have any questions regarding the above requirements, please contact the City Biologist office at your earliest convenience.

cc: Planning Project file
Planning Department

DISCUSSION:

I. The Maximum Applied Water Allowance (MAWA) for this project totals 418,088 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 195,735 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC 17.53). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC 17.53. (form attached)

   D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

   LANDSCAPE WATER USE APPROVAL
   COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WATERWORKS DIVISION

   LA County Waterworks District 29
   Address: 23533 Civic Center Way, Malibu, CA 90265 (SERVE PURPOSE: LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29)
   Email: wwmaeng@dpw.lacounty.gov
   Phone: (310) 317 – 0209
   BY: _____
   DATE: 1/27/2026

   Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

   E. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three sequential violations of this condition will result in a requirement to permanently remove the vegetation from the site.

   F. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).

   G. Invasive plant species, as determined by the City of Malibu, are prohibited.

   H. No non-native plant species shall be approved greater than 50 feet from the residential structure.

   I. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

   J. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

   K. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

   L. Necessary boundary fencing of any single area exceeding ½ acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW
REFERRAL SHEET

TO: City of Malibu Biologist
FROM: City of Malibu Planning Department **REVISED DATE** 01/07/2026

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL:	info@pettas.com
PLANNER:	Gina Paolini
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls
REVISION:	

TO: Malibu Planning Department and/or Applicant
FROM: City Biologist, Courtney McCammon

_____ The project review package is **INCOMPLETE** and; **CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design** (See Attached).

X _____ The project is **APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Rec'd $_____

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

1/5/26
Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:
Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

Rev 05/29/2018

City of Malibu

Biology • Planning Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Alexander Pettas, Alex Pettas Architecture info@pettas.com		
Project Address:	6270 SEA STAR DR Malibu, CA 90265		
Planning Case No.:	CDP 25-022		
Project Description:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, new retaining walls, new garden walls		
Date of Review:	January 9, 2026		
Reviewer:	Courtney McCammon	Signature:	
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/18/25
Site Survey:	12/18/25
Landscape Plan:	1/7/26
Hydrozone Plan:	1/7/26
Irrigation Plan:	1/7/26
Fuel Modification Plan:	1/7/26
Grading Plan:	12/18/25
OWTS Plan:	12/18/25
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	5/4/25 (Incomplete), 8/17/25 (Incomplete), 1/5/26 (Incomplete)

REVIEW FINDINGS

Review Status:	☐ **INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒ **APPROVED**: The project has been approved with regards to biological impacts.
	☐ **CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐ **ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4.

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STUDIO APA
4501 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016
T: 310-390-0465 E: INFO@PETTAS.COM

PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

CITY OF MALIBU - DEPARTMENT REVIEW SHEETS

A0.29

SINCE 12/18/25 SUBMISSION, SHEETS RENAMED/REORGANIZED TO CONDENSE SIZE OF SET

LINETYPES:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING
- BUILDING OVERHANG
- IRON FENCE
- CHAIN LINK FENCE
- WALL
- CONCRETE
- CONCRETE CURB & GUTTER
- FLOWLINE
- ASPHALT
- TREE CANOPY
- DENSE BRUSH

SYMBOLS:

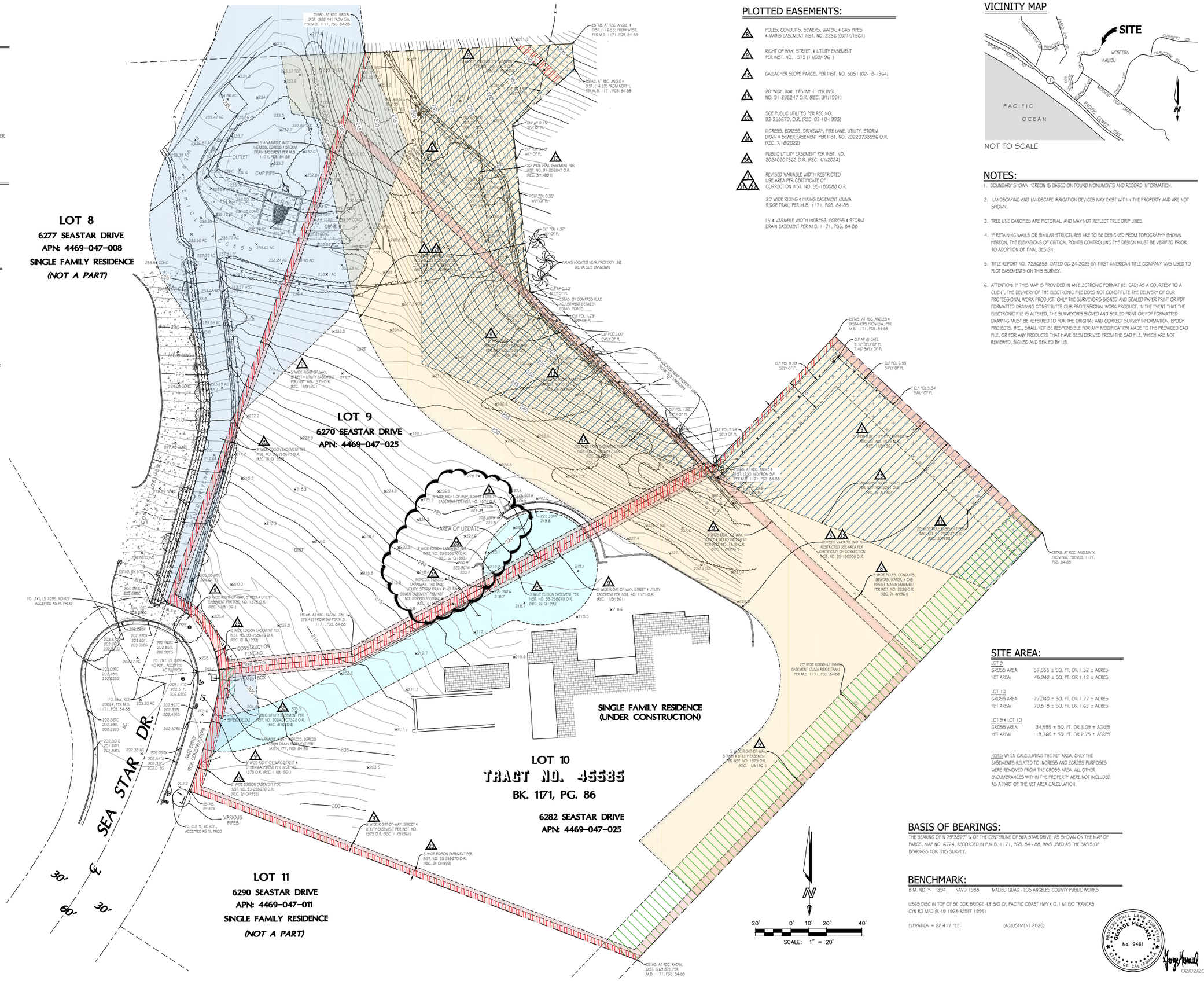
- FIRE HYDRANT
- TREE TRUNK
- PALM
- MISCELLANEOUS UTILITY
- WATER METER
- WATER VALVE

HATCHES:

- ASPHALT
- BUILDING/ STRUCTURE
- CONCRETE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BS/TP	BOTTOM OF STEPS
CONC	CONCRETE
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
EEG	EASTERLY EDGE OF GUTTER
NEG	NORTHERLY EDGE OF GUTTER
SEG	SOUTHERLY EDGE OF GUTTER
WEG	WESTERLY EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FL	FLOWLINE
TC	TOP OF CURB
TS/TP	TOP OF STEPS
TW	TOP OF WALL



PLOTTED EASEMENTS:

1. POLES, CONDUITS, SEWERS, WATER, & GAS PIPES & MAINS EASEMENT INST. NO. 2236 (07/14/1961)
2. RIGHT OF WAY, STREET, & UTILITY EASEMENT PER INST. NO. 1575 (11/09/1961)
3. GALLAGHER SLOPE PARCEL PER INST. NO. 5051 (02-18-1964)
4. 20' WIDE TRAIL EASEMENT PER INST. NO. 91-298247 O.R. (REC. 3/1/1991)
5. SCE PUBLIC UTILITES PER REC NO. 93-258670, O.R. (REC. 02-10-1993)
6. INGRESS, EGRESS, DRIVEWAY, FIRE LANE, UTILITY, STORM DRAIN & SEWER EASEMENT PER INST. NO. 20220733596 O.R. (REC. 7/18/2022)
7. PUBLIC UTILITY EASEMENT PER INST. NO. 20240207362 O.R. (REC. 4/1/2024)
8. REVISED VARIABLE WIDTH RESTRICTED USE AREA PER CERTIFICATE OF CORRECTION INST. NO. 95-180066 O.R.

20' WIDE RIDING & HIKING EASEMENT (ZUMA RIDGE TRAIL) PER M.B. 1171, PGS. 84-88

15' & VARIABLE WIDTH INGRESS, EGRESS & STORM DRAIN EASEMENT PER M.B. 1171, PGS. 84-88

VICINITY MAP

NOT TO SCALE

NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND RECORD INFORMATION.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
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5. TITLE REPORT NO. 7286858, DATED 06-24-2025 BY FIRST AMERICAN TITLE COMPANY WAS USED TO PLOT EASEMENTS ON THIS SURVEY.
6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYORS SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYORS SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. EPOCH PROJECTS, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

SITE AREA:

LOT 9
GROSS AREA: 57,555 ± SQ. FT. OR 1.32 ± ACRES
NET AREA: 48,942 ± SQ. FT. OR 1.12 ± ACRES

LOT 10
GROSS AREA: 77,040 ± SQ. FT. OR 1.77 ± ACRES
NET AREA: 70,818 ± SQ. FT. OR 1.63 ± ACRES

LOT 9 & LOT 10
GROSS AREA: 134,595 ± SQ. FT. OR 3.09 ± ACRES
NET AREA: 119,760 ± SQ. FT. OR 2.75 ± ACRES

NOTE: WHEN CALCULATING THE NET AREA, ONLY THE EASEMENTS RELATED TO INGRESS AND EGRESS PURPOSES WERE REMOVED FROM THE GROSS AREA. ALL OTHER ENCUMBRANCES WITHIN THE PROPERTY WERE NOT INCLUDED AS A PART OF THE NET AREA CALCULATION.

BASIS OF BEARINGS:

THE BEARING OF N 79°36'27" W OF THE CENTERLINE OF SEA STAR DRIVE, AS SHOWN ON THE MAP OF PARCEL MAP NO. 6724, RECORDED IN P.M.B. 1171, PGS. 84 - 88, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

B.M. NO. Y-11394 NAVD 1988 MALIBU QUAD - LOS ANGELES COUNTY PUBLIC WORKS

USGS DISC IN TOP OF SE COR BRIDGE 43' S/O CL PACIFIC COAST HWY & 0.1 MI E/O TRANCAS CYN RD MKD (R 49 1928 RESET 1995)

ELEVATION = 22.417 FEET (ADJUSTMENT 2020)

PROFESSIONAL LAND SURVEYOR GEORGE MECHAIEL No. 9461 STATE OF CALIFORNIA

02/02/2026

EPOCH
LAND DEVELOPMENT CONSULTANTS
28118 Agoura Rd., Suite 100, Agoura Hills, CA 91301
P: 818.991.0201
www.EpochProjects.com

PREPARED FOR:
SEA SLUG, LLC

PARTIAL TOPOGRAPHIC SURVEY

LOT 9 & 10 OF TRACT NO. 45585, BK. 1171, PG. 86
(APN: 4469-047-025)
6270 & 6282 SEA STAR DRIVE
CITY OF MALIBU, COUNTY OF LOS ANGELES

REVISION NOTES			
DESCRIPTION	DATE	BY	CK
UPDATED CONTOURS AND SPOT ELEVATIONS	02/02/2026	BJA	

JOB NO. 20-5277-01
SCALE: 1" = 20'
DATE: JULY 30, 2025
DRAFTED: BJA

SHEET NO.
1
OF 1 SHEET

O:_PROJECTS\2020\20-5277-01 THE AGENCY 6270 SEA STAR DR MALIBU\PRODUCTION\SURVEY DRAWINGS\2026-01-27_20-5277-01_6270 SEA STAR DR_TOPOGRAPHIC SURVEY.DWG (02-02-26 2:32:26PM) Plotted by: Cameron

LINETYPES:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING
- BUILDING OVERHANG
- IRON FENCE
- CHAIN LINK FENCE
- WALL
- CONCRETE
- CONCRETE CURB & GUTTER
- FLOWLINE
- ASPHALT
- TREE CANOPY
- DENSE BRUSH

SYMBOLS:

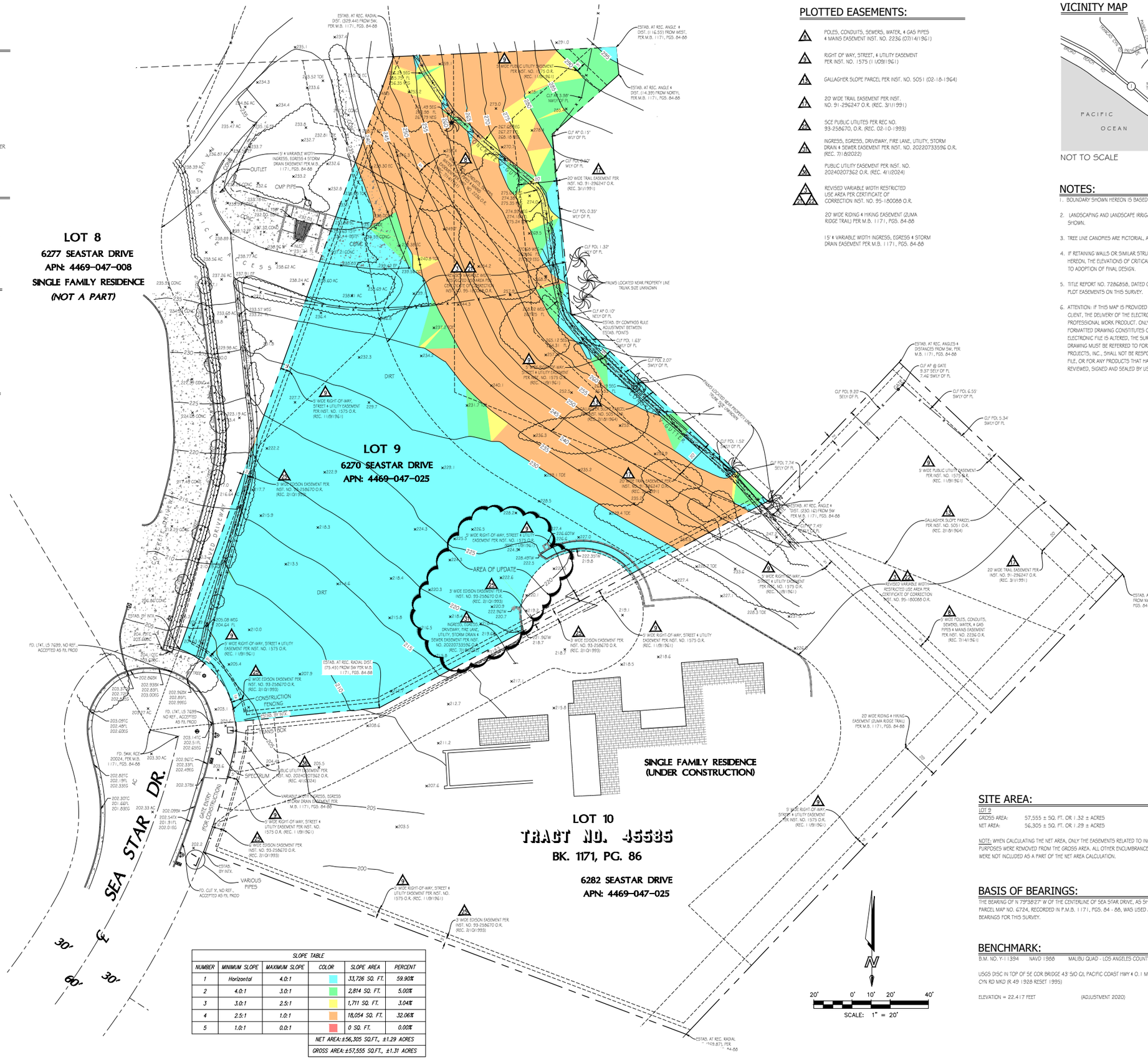
- FIRE HYDRANT
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- PALM
- MISCELLANEOUS UTILITY
- WATER METER
- WATER VALVE

HATCHES:

- ASPHALT
- BUILDING/ STRUCTURE
- CONCRETE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BSTP	BOTTOM OF STEPS
CONC	CONCRETE
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
EEG	EASTERLY EDGE OF GUTTER
NEG	NORTHERLY EDGE OF GUTTER
SEG	SOUTHERLY EDGE OF GUTTER
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PLOTTED EASEMENTS:

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C. GALLAGHER SLOPE PARCEL PER INST. NO. 5051 (02-16-1964)

D. 20' WIDE TRAIL EASEMENT PER INST. NO. 91-296247 O.R. (REC. 3/11/1991)

E. SCE PUBLIC UTILITES PER REC NO. 93-256670, O.R. (REC. 02-10-1993)

F. INGRESS, EGRESS, DRIVEWAY, FIRE LANE, UTILITY, STORM DRAIN & SEWER EASEMENT PER INST. NO. 20220733596 O.R. (REC. 7/18/2022)

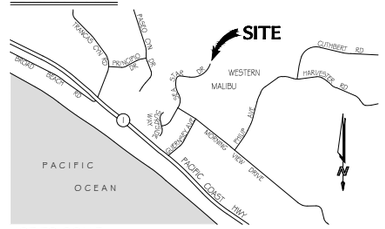
G. PUBLIC UTILITY EASEMENT PER INST. NO. 20240207362 O.R. (REC. 4/1/2024)

H. REVISED VARIABLE WIDTH RESTRICTED USE AREA PER CERTIFICATE OF CORRECTION INST. NO. 95-180086 O.R.

I. 20' WIDE RIDING & HIKING EASEMENT (ZUMA RIDGE TRAIL) PER M.B. 1171, PGS. 84-86

J. 15' & VARIABLE WIDTH INGRESS, EGRESS & STORM DRAIN EASEMENT PER M.B. 1171, PGS. 84-86

VICINITY MAP



NOT TO SCALE

NOTES:

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5. TITLE REPORT NO. 7286858, DATED 06-24-2025 BY FIRST AMERICAN TITLE COMPANY WAS USED TO PLOT EASEMENTS ON THIS SURVEY.
6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYORS SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYORS SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. EPOCH PROJECTS, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

SITE AREA:

LOT 9

GROSS AREA: 57,555 ± SQ. FT. OR 1.32 ± ACRES

NET AREA: 56,305 ± SQ. FT. OR 1.29 ± ACRES

NOTE: WHEN CALCULATING THE NET AREA, ONLY THE EASEMENTS RELATED TO INGRESS AND EGRESS PURPOSES WERE REMOVED FROM THE GROSS AREA. ALL OTHER ENCUMBRANCES WITHIN THE PROPERTY WERE NOT INCLUDED AS A PART OF THE NET AREA CALCULATION.

BASIS OF BEARINGS:

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BENCHMARK:

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USGS DISC IN TOP OF SE COR BRIDGE 43' S/O CL PACIFIC COAST HWY & 0.1 MI E/O TRANCAS CYN RD MKD (R 49 1928 RESET 1995)

ELEVATION = 22.417 FEET (ADJUSTMENT 2020)

SLOPE TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	SLOPE AREA	PERCENT
1	Horizontal	4.0:1		33,726 SQ. FT.	59.90%
2	4.0:1	3.0:1		2,814 SQ. FT.	5.00%
3	3.0:1	2.5:1		1,711 SQ. FT.	3.04%
4	2.5:1	1.0:1		18,054 SQ. FT.	32.06%
5	1.0:1	0.0:1		0 SQ. FT.	0.00%
				NET AREA: ±56,305 SQ.FT., ±1.29 ACRES	
				GROSS AREA: ±57,555 SQ.FT., ±1.31 ACRES	

PROFESSIONAL LAND SURVEYOR GEORGE MEHAIEL No. 9461 STATE OF CALIFORNIA

02/03/2026

EPOCH
LAND DEVELOPMENT CONSULTANTS
28118 Agoura Rd., Suite 100, Agoura Hills, CA 91301
P: 818.991.0201
www.EpochProjects.com

PREPARED FOR:
SEA SLUG, LLC

SLOPE ANALYSIS SURVEY
LOT 9 OF TRACT NO. 45585, BK. 1171, PG. 86
(APN: 4469-047-025)
6270 SEA STAR DRIVE
CITY OF MALIBU, COUNTY OF LOS ANGELES

REVISION NOTES

DESCRIPTION	DATE	BY
UPDATED WITH 1ST REPORT COMMENTS & SLOPE ANALYSIS	02/03/2026	CH
UPDATED CONTOURS AND DRAWINGS	01/12/2026	CH

JOB NO. 20-5277-01
SCALE: 1" = 20'
DATE: SEPT, 2025
DRAFTED: CH

SHEET NO.
1
OF 1 SHEET

LINETYPES:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING
- BUILDING OVERHANG
- IRON FENCE
- CHAIN LINK FENCE
- WALL
- CONCRETE
- CONCRETE CURB & GUTTER
- FLOWLINE
- ASPHALT
- TREE CANOPY
- DENSE BRUSH

SYMBOLS:

- FIRE HYDRANT
- TREE TRUNK
- PALM
- MISCELLANEOUS UTILITY
- WATER METER
- WATER VALVE

HATCHES:

- ASPHALT
- BUILDING/ STRUCTURE
- CONCRETE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BSTP	BOTTOM OF STEPS
CONC	CONCRETE
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
EGG	EASTERLY EDGE OF GUTTER
NEG	NORTHERLY EDGE OF GUTTER
SEG	SOUTHERLY EDGE OF GUTTER
WEG	WESTERLY EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FL	FLOWLINE
TC	TOP OF CURB
TSTP	TOP OF STEPS
TW	TOP OF WALL

LOT 8
6277 SEASTAR DRIVE
APN: 4469-047-008
SINGLE FAMILY RESIDENCE
(NOT A PART)

LOT 9
6270 SEASTAR DRIVE
APN: 4469-047-025

SINGLE FAMILY RESIDENCE
(UNDER CONSTRUCTION)

LOT 10
TRACT NO. 45585
BK. 1171, PG. 86
6282 SEASTAR DRIVE
APN: 4469-047-025

SEA STAR DR.

PLOTTED EASEMENTS:

1. POLES, CONDUITS, SEWERS, WATER, & GAS PIPES & MAINS EASEMENT INST. NO. 2236 (07/14/1961)
2. RIGHT OF WAY, STREET, & UTILITY EASEMENT PER INST. NO. 1575 (11/08/1961)
3. GALLAGHER SLOPE PARCEL PER INST. NO. 5051 (02-16-1964)
4. 20' WIDE TRAIL EASEMENT PER INST. NO. 91-296247 O.R. (REC. 3/11/1991)
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9. 20' WIDE RIDING & HIKING EASEMENT (ZUMA RIDGE TRAIL) PER M.B. 1171, PGS. 84-88
10. 15' & VARIABLE WIDTH INGRESS, EGRESS & STORM DRAIN EASEMENT PER M.B. 1171, PGS. 84-88

VICINITY MAP



NOT TO SCALE

NOTES:

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6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYORS SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYORS SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. EPOCH PROJECTS, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

SLOPE TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	SLOPE AREA	PERCENT
1	Horizontal	4.0:1		33,726 SQ. FT.	59.90%
2	4.0:1	3.0:1		2,814 SQ. FT.	5.00%
3	3.0:1	2.5:1		1,711 SQ. FT.	3.04%
4	2.5:1	1.0:1		18,054 SQ. FT.	32.06%
5	1.0:1	0.0:1		0 SQ. FT.	0.00%
				NET AREA: ±56,305 SQ.FT., ±1.29 ACRES	
				GROSS AREA: ±57,555 SQ.FT., ±1.31 ACRES	

SITE AREA:

LOT 9
GROSS AREA: 57,555 ± SQ. FT, OR 1.32 ± ACRES
NET AREA: 56,305 ± SQ. FT, OR 1.29 ± ACRES

NOTE: WHEN CALCULATING THE NET AREA, ONLY THE EASEMENTS RELATED TO INGRESS AND EGRESS PURPOSES WERE REMOVED FROM THE GROSS AREA. ALL OTHER ENCUMBRANCES WITHIN THE PROPERTY WERE NOT INCLUDED AS A PART OF THE NET AREA CALCULATION.

BASIS OF BEARINGS:

THE BEARING OF N 79°56'27" W OF THE CENTERLINE OF SEA STAR DRIVE, AS SHOWN ON THE MAP OF PARCEL MAP NO. 6724, RECORDED IN P.M.B. 117, PGS. 84 - 85, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

B.M. NO. Y-1394 NAVD 1988 MALIBU QUAD - LOS ANGELES COUNTY PUBLIC WORKS

USGS DISC IN TOP OF SE COR BRIDGE 43' SO CL PACIFIC COAST HWY & 0.1 MI SO TRANCAS CYN RD MKD JR 48 1926 RESET 1985)

ELEVATION = 22.417 FEET (ADJUSTMENT 2020)

N

20' 0' 10' 20' 40'
SCALE: 1" = 20'

PROFESSIONAL LAND SURVEYOR GEORGE MEKHAIEL No. 9461 STATE OF CALIFORNIA

02/03/2026

EPOCH
LAND DEVELOPMENT CONSULTANTS
28118 Agoura Rd., Suite 100, Agoura Hills, CA 91301
P: 818.991.0201
www.EpochProjects.com

PREPARED FOR:
SEA SLUG, LLC

SLOPE ANALYSIS SURVEY

LOT 9 OF TRACT NO. 45585, BK. 1171, PG. 86
(APN: 4469-047-025)

6270 SEA STAR DRIVE
CITY OF MALIBU, COUNTY OF LOS ANGELES

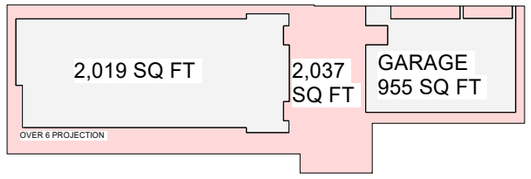
REVISION NOTES

DATE	DESCRIPTION	BY
01/27/26	UPDATED WITH GEOLOGIST REPORT	CH
01/27/26	UPDATED CONTOURS AND ELEVATIONS & SLOPE ANALYSIS	CH

JOB NO. 20-5277-01
SCALE: 1" = 20'
DATE: SEPT, 2025
DRAFTED: CH

SHEET NO.
1
OF 1 SHEET

D:_PROJECTS\2020\20-5277\01 THE AGENCY 6278 SEA STAR DR MALIBU\PRODUCTION\SURVEY DRAWINGS\2026-01-27_20-5277-01_6270 SEA STAR DR_TOPOGRAPHIC SURVEY.DWG (01-03-26 8:58:56AM) Plotted by: Cameron



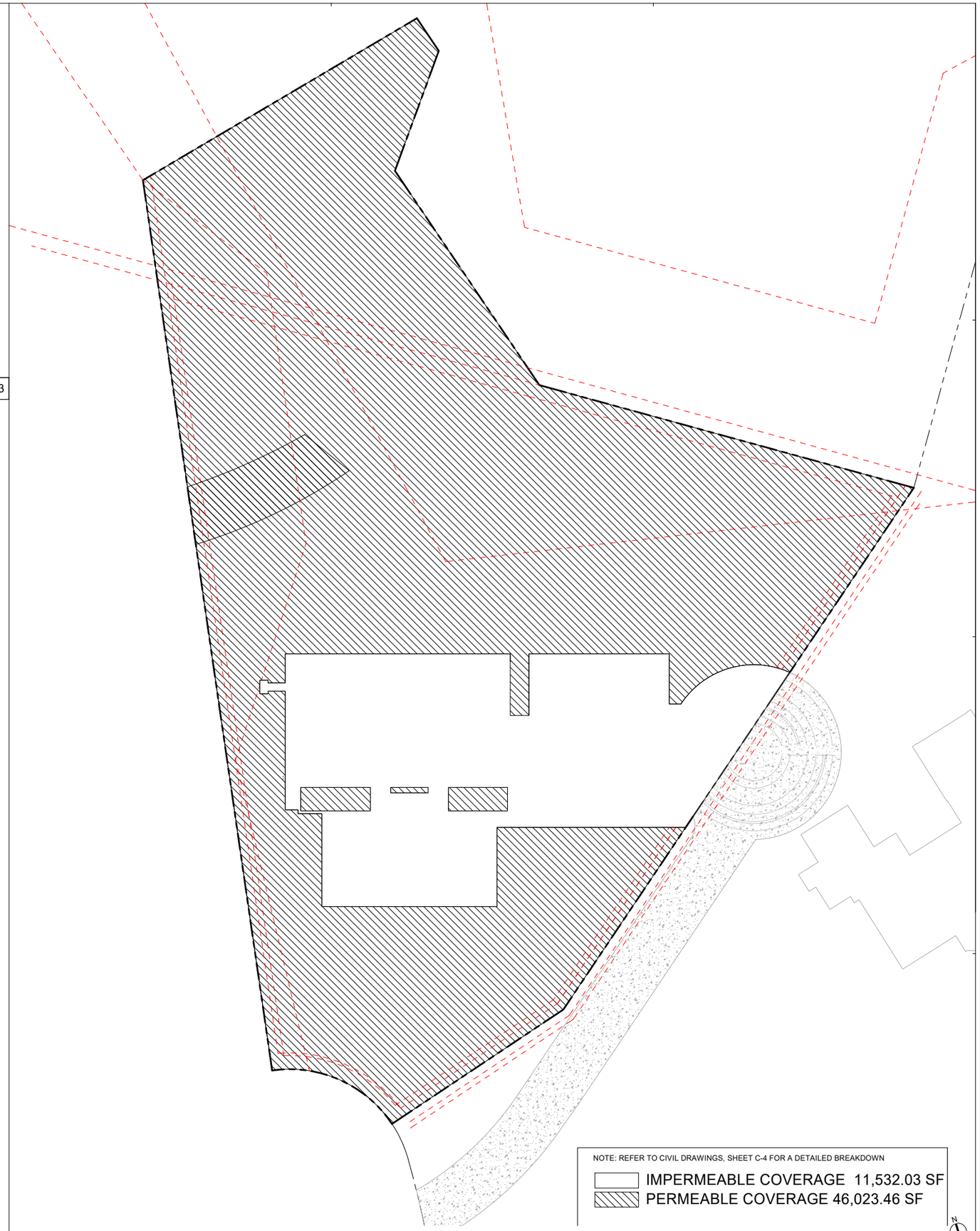
FLOOR AREA DIAGRAM
1/16" = 1'-0"
13

PARCEL NET AREA = 1.12 ACRES (48,942 SQ. FT.) SEE SHEET SU1.00

UP TO 1/2 ACRE:	21,780 x 0.177 = 3,855 + 1,000 =	4,855
1/2 ACRE TO 1 ACRE:	(43,560 - 21,780) x 0.10 =	2,178
1 to 1 1/2 ACRES:	(48,942 - 43,560) x 0.05 =	269
TOTAL MAXIMUM ALLOWABLE SQUARE FOOTAGE:	4,855 + 2,178 + 269 =	7,302 SF

* PROPOSED SQUARE FOOTAGE TABULATION:

FIRST FLOOR	2,019 SQ FT
GARAGE	955 SQ FT
COVERED PORCHES OVER 6'	2,037 SQ FT
TOTAL PROPOSED DEVELOPMENT SQUARE FOOT:	5,011 SQ FT



IMPERMEABLE COVERAGE AREA DIAGRAM
1/16" = 1'-0"
4

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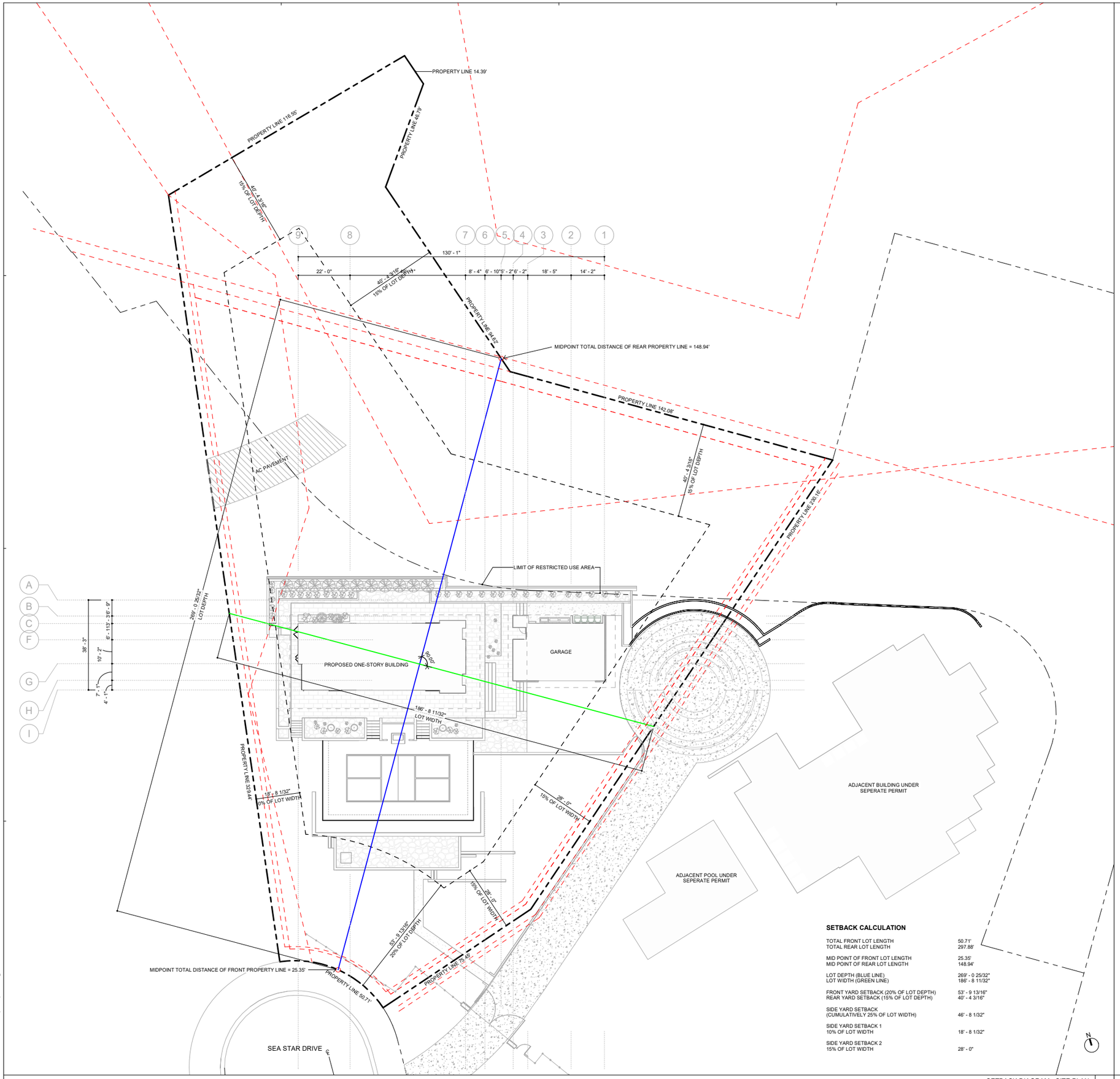
SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
2	2/3/2026	PLANNING SET

AREA DIAGRAM

A0.60

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SETBACK CALCULATION

TOTAL FRONT LOT LENGTH	50.71'
TOTAL REAR LOT LENGTH	297.88'
MID POINT OF FRONT LOT LENGTH	25.35'
MID POINT OF REAR LOT LENGTH	148.94'
LOT DEPTH (BLUE LINE)	269' - 0 25/32"
LOT WIDTH (GREEN LINE)	186' - 8 11/32"
FRONT YARD SETBACK (20% OF LOT DEPTH)	53' - 9 13/16"
REAR YARD SETBACK (15% OF LOT DEPTH)	40' - 4 3/16"
SIDE YARD SETBACK (CUMULATIVELY 25% OF LOT WIDTH)	46' - 8 1/32"
SIDE YARD SETBACK 1 10% OF LOT WIDTH	18' - 8 1/32"
SIDE YARD SETBACK 2 15% OF LOT WIDTH	28' - 0"

SETBACK DIAGRAM - SITE PLAN
1/16" = 1'-0"

8

1. DO NOT SCALE FROM DRAWINGS.
2. ANY INCONSISTENCIES OR UNFORSEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWINGTO COORDINATE INSTALLATION OF DRAINAGE IN THE FIELD. CONTRACTOR TO COORDINATE ALLREQUIRED WITH OTHER TRADES.
3. DRAINAGE DRAWING IS DIAGRAMMATIC. CONTRACTOR TO COORDINATE INSTALLATION OF DRAINAGE IN THE FIELD. CONTRACTOR TO COORDINATE ALL TRENCHING REQUIRED WITH OTHER TRADES.
4. ALL DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR APPROVED LOCATION AT A MINIMUM OF 2%.
5. ALL DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER AND IN A NON-EROSIVE DEVICE.
6. ALL RETAINING WALLS SHALL BE PROVIDED WITH A SUBDRAIN SYSTEM TO PREVENT POSSIBLE HYDROSTATIC PRESSURE BEHIND THE WALL. INSTALLATION OF SUBDRAIN SYSTEM SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER AND THE CITY GRADING/BUILDING INSPECTOR.
7. ALL FILL OR BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D-1557. SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
8. THE INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
9. GRADING GENERAL REQUIREMENTS (B-164) SHALL BE ATTACHED TO AND MADE A PART OF THE PLANS.
10. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
11. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
12. EROSION CONTROL MEASURES SHALL BE INSTALLED AS PER THE APPROVED GRADING & EROSION CONTROL PLANS.
13. ALL STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT INFLOW.
14. SEDIMENT CONTROL MEASURES (TRAPS, FILTERS, BARRIERS, ETC.) SHALL BE MAINTAINED AT ALL TIMES.
15. TEMPORARY SOIL STOCK AND OTHER STOCK PILED GRANULAR MATERIALS SHALL BE MAINTAINED AT ALL TIMES.
16. SEDIMENT-LADEN RUNOFF SHALL NOT FLOW UNDER, AROUND OR THROUGH DIVERSION STRUCTURES.
17. LADEN RUNOFF OR DEWATERING EFFLUENT SHALL NOT FLOW OFF THE SITE.
18. SEDIMENT, DEBRIS OR MUD SHALL NOT BE DEPOSITED OR TRACKED ONTO PUBLIC ROADS OR RIGHTS-OF-WAY.
19. SEEDED OR LANDSCAPED AREAS SHALL BE MAINTAINED TO PROVIDE EFFECTIVE GROUND COVER.
20. ALL SITE WALL AND RETAINING WALL DRAINAGE PIPING SHALL BE DAYLIGHTED WITH THE APPROPRIATE EROSION CONTROL MEASURES, OR BE CONNECTED TO STORM DRAIN LINES. VERIFY DAYLIGHT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
21. ALL NEW TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES.
22. MAINTAIN 2% SLOPE AWAY FROM BUILDING.

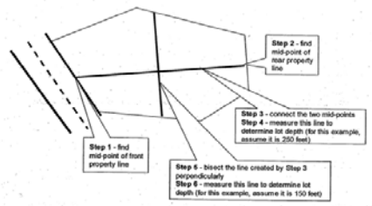
Step 1 Find the midpoint of the total distance of the front property line.
Step 2 Find the midpoint of the total distance of the rear property line.
Step 3 Draw a straight line connecting the two midpoints of the front and rear property line.
Step 4 Measure the distance of the line from step 3 – in most cases the length of this line is utilized to determine the front and rear yard setbacks for non-beachfront lots, and is considered the lot depth.
Step 5 Find the midpoint of the total distance of the line resulting from step 3 and draw a perpendicular line to the one created in step 3.
Step 6 Measure the distance of the line from step 5 – in most cases the length of this line is utilized to determine the side yard setbacks, and is considered the lot width.

An example is provided below.

Justification:

Many properties in Malibu are irregularly shaped; therefore, it is difficult to ascertain in many cases what is the lot depth and width. The interpretation provides a consistent manner in which to make such a determination.

Example



In this example, the lot depth is 250 feet and the lot width is 150 feet. Therefore, the required front yard is 50 feet (or 20 percent of the lot width), the required rear yard is 37.5 feet (or 15 percent of the lot depth), and the required side yard a minimum of 37.5 feet total (or 25 percent of the lot width), with a minimum on each side yard of 15 feet (or 10 percent of the lot width).

P:\Zone Code Interpretations\April2005\Zoning Interpretation 05 (DeterminingSetback).doc

NOTES - SITE PLAN

4

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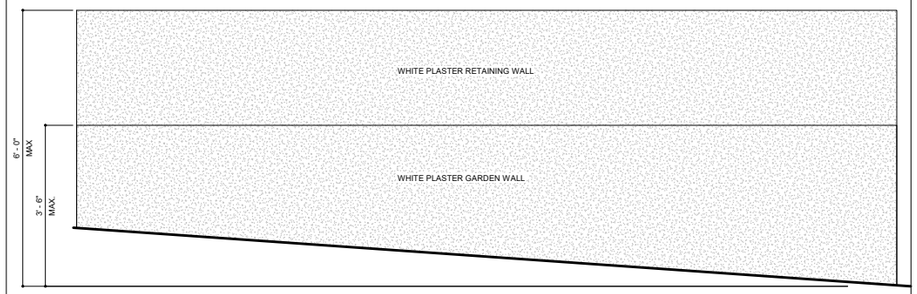
SEA STAR LOT 9
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NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
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	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

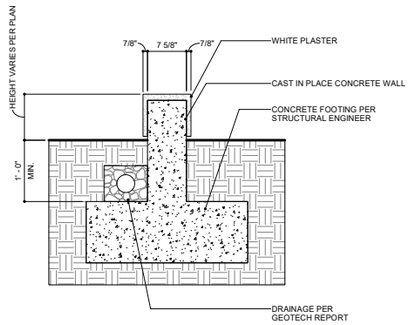
SETBACK DIAGRAM - SITE PLAN

A0.61

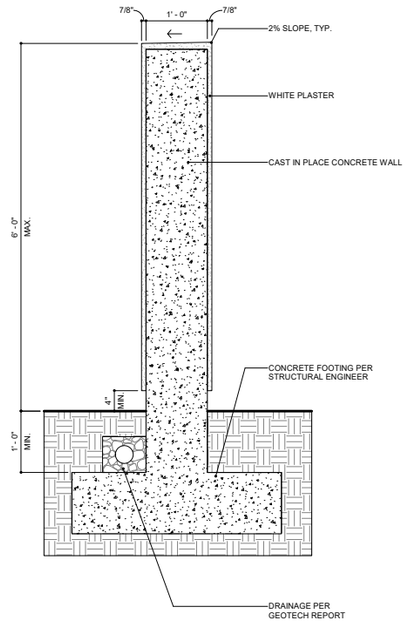
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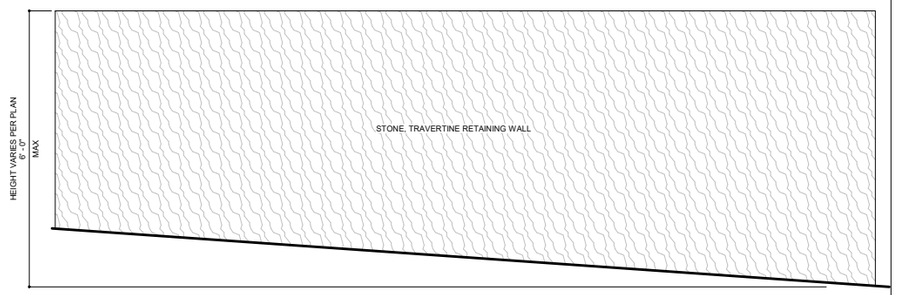
TYP. WALL ELEVATIONS - PLASTER
3/4" = 1'-0" | 9



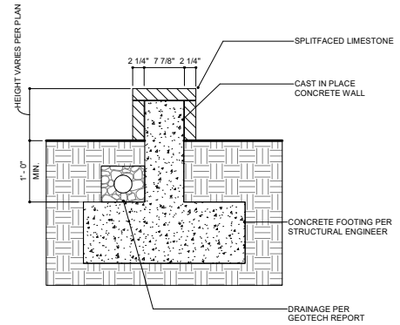
TYP. CURB WALL DETAIL - PLASTER
1" = 1'-0" | 5



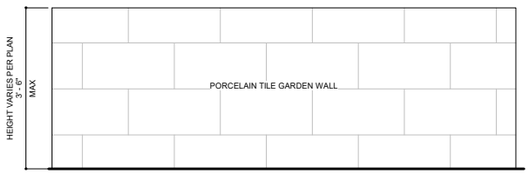
TYP. RETAINING WALL DETAIL - PLASTER
1" = 1'-0" | 2



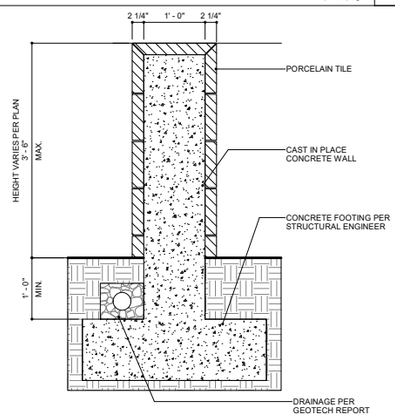
TYP. WALL ELEVATIONS - STONE
3/4" = 1'-0" | 10



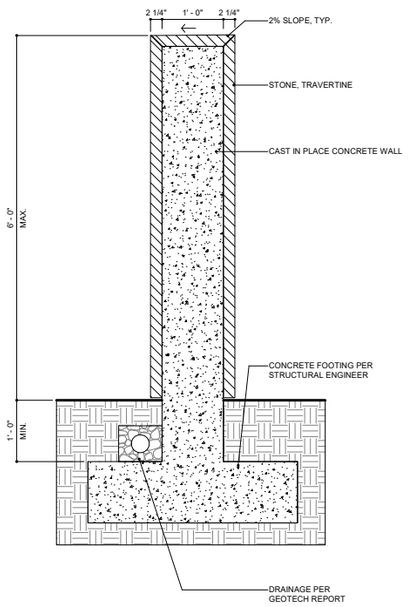
TYP. CURB WALL DETAIL - STONE
1" = 1'-0" | 6



TYP. LOW WALL ELEVATION - TILE
3/4" = 1'-0" | 11



TYP. LOW WALL DETAIL - TILE
1" = 1'-0" | 7



TYP. RETAINING WALL DETAIL - STONE
1" = 1'-0" | 4

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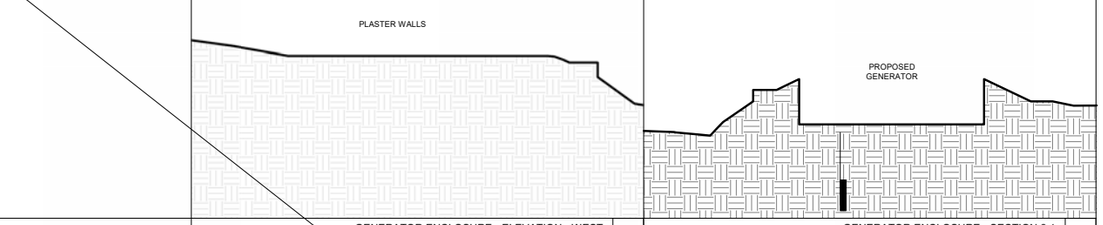
NO.	DATE	SUBMITTAL
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	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

WALL DETAILS

A0.70

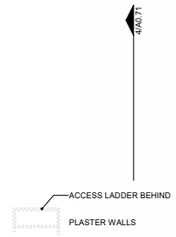
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GENERATOR REMOVED FROM SCOPE OF WORK



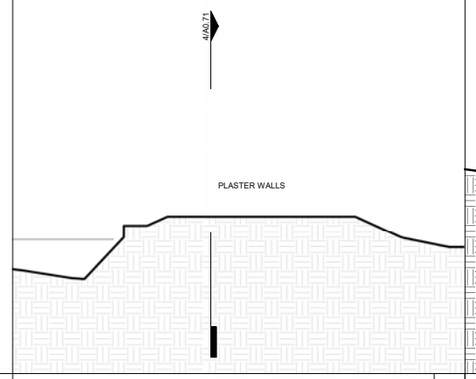
GENERATOR ENCLOSURE - ELEVATION - WEST 13
1/4" = 1'-0"

GENERATOR ENCLOSURE - SECTION 2.1 9
1/4" = 1'-0"



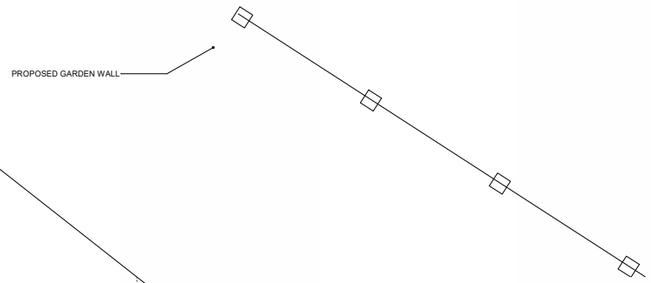
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1/4" = 1'-0"

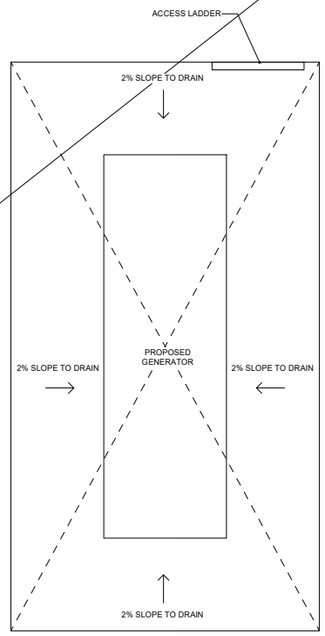
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1/4" = 1'-0"



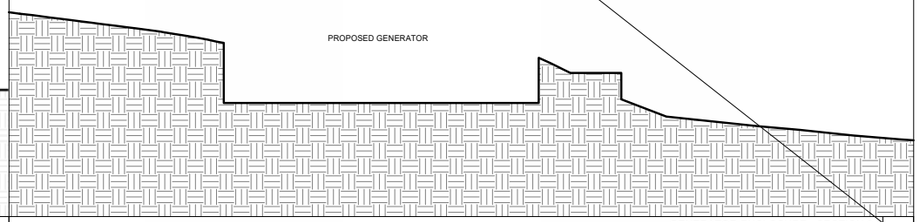
GENERATOR ENCLOSURE - ELEVATION - SOUTH 12
1/4" = 1'-0"







GENERATOR ENCLOSURE - PLAN 3
1/2" = 1'-0"



GENERATOR ENCLOSURE - SECTION 2 4
1/4" = 1'-0"

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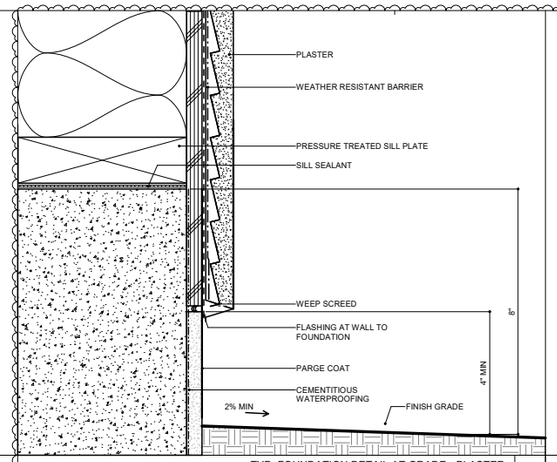
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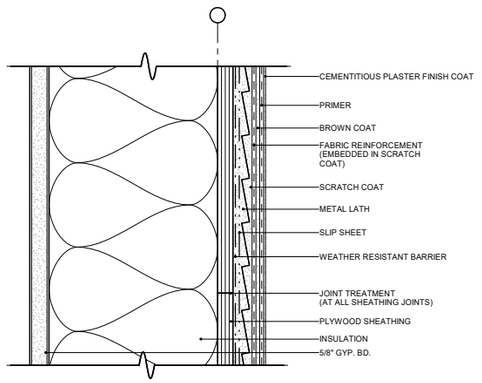
GENERATOR ENCLOSURE DETAILS

A0.71

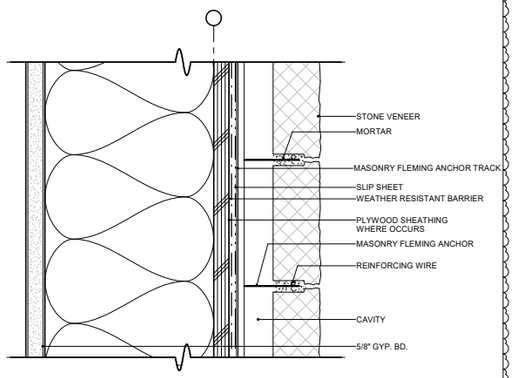
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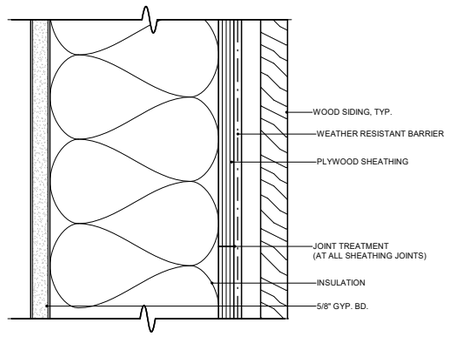
TYP. FOUNDATION DETAIL AT GRADE - PLASTER
6" = 1'-0" | 9



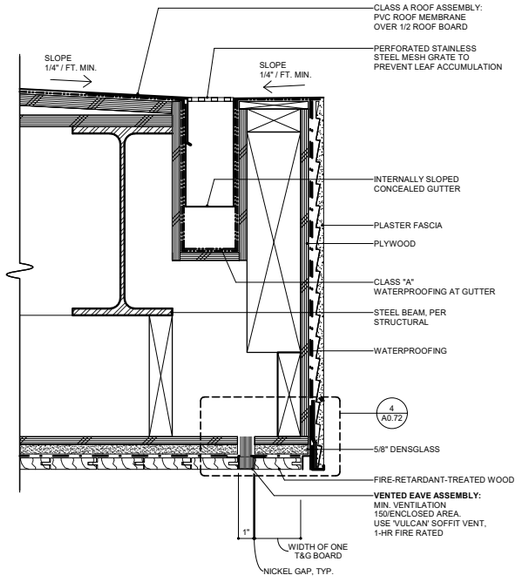
TYP. EXTERIOR WALL - PLASTER
6" = 1'-0" | 5



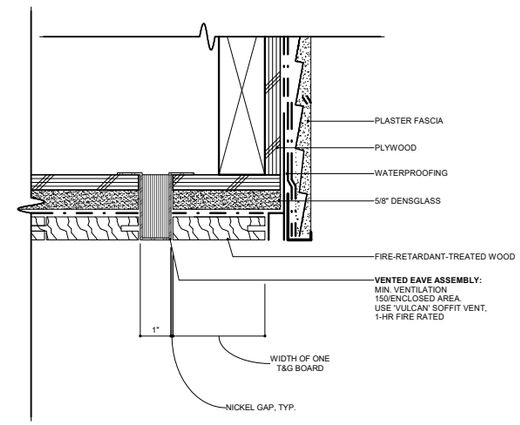
TYP. EXTERIOR WALL - STONE
6" = 1'-0" | 6



TYP. EXTERIOR WALL - WOOD SIDING
6" = 1'-0" | 7



EAVE VENT DETAIL
3" = 1'-0" | 2



EAVE VENT DETAIL 2
6" = 1'-0" | 4

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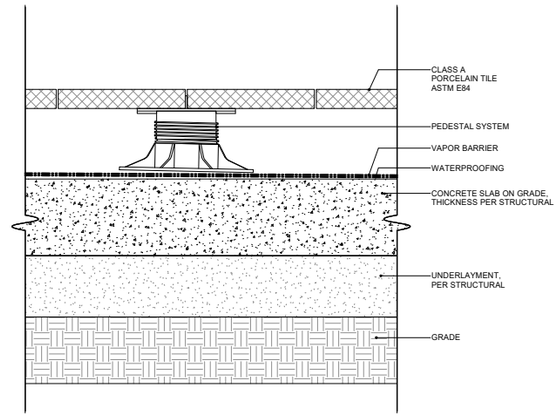
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1	2/3/2026	PLANNING SET

ASSEMBLIES - WALL AND ROOF

A0.72

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LIMESTONE DECKING - PEDESTAL OVER SLAB ON GRADE
3" = 1'-0" | 1

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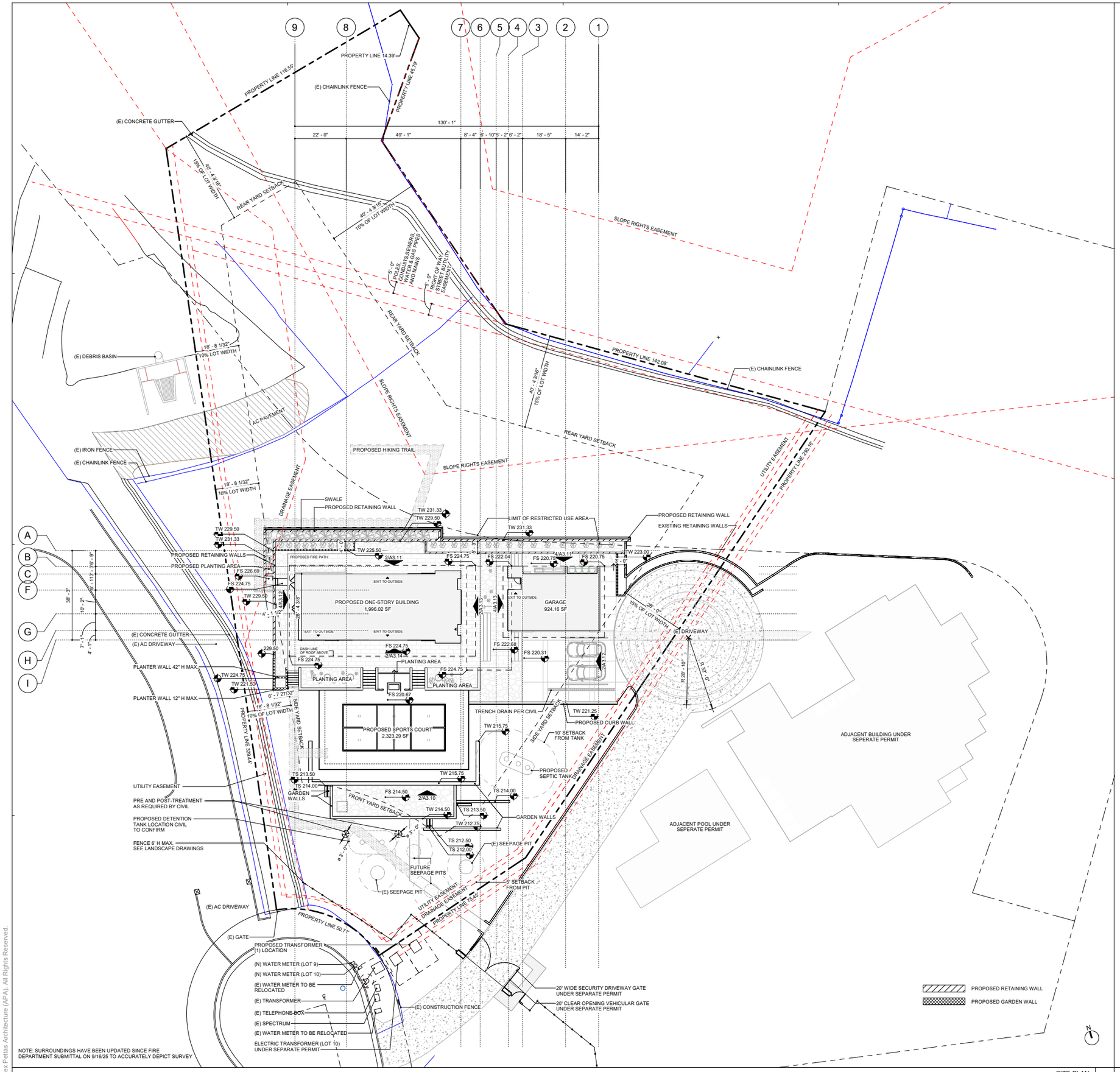
SEA STAR LOT 9
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NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
2	2/3/2026	PLANNING SET

ASSEMBLIES - FLOOR

A0.73

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NOTE: SURROUNDINGS HAVE BEEN UPDATED SINCE FIRE DEPARTMENT SUBMITTAL ON 9/16/25 TO ACCURATELY DEPICT SURVEY

1. DO NOT SCALE FROM DRAWINGS.
2. ANY INCONSISTENCIES OR UNFORSEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWINGTO COORDINATE INSTALLATION OF DRAINAGE IN THE FIELD. CONTRACTOR TO COORDINATE ALLREQUIRED WITH OTHER TRADES.
3. DRAINAGE DRAWING IS DIAGRAMMATIC. CONTRACTOR TO COORDINATE INSTALLATION OF DRAINAGE IN THE FIELD. CONTRACTOR TO COORDINATE ALL TRENCHING REQUIRED WITH OTHER TRADES.
4. ALL DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR APPROVED LOCATION AT A MINIMUM OF 2%.
5. ALL DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER AND IN A NON-EROSIVE DEVICE.
6. ALL RETAINING WALLS SHALL BE PROVIDED WITH A SUBDRAIN SYSTEM TO PREVENT POSSIBLE HYDROSTATIC PRESSURE BEHIND THE WALL. INSTALLATION OF SUBDRAIN SYSTEM SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER AND THE CITY GRADING/BUILDING INSPECTOR.
7. ALL FILL OR BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D-1557. SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
8. THE INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
9. GRADING GENERAL REQUIREMENTS (B-164) SHALL BE ATTACHED TO AND MADE A PART OF THE PLANS.
10. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
11. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
12. EROSION CONTROL MEASURES SHALL BE INSTALLED AS PER THE APPROVED GRADING & EROSION CONTROL PLANS.
13. ALL STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT INFLOW.
14. SEDIMENT CONTROL MEASURES (TRAPS, FILTERS, BARRIERS, ETC.) SHALL BE MAINTAINED AT ALL TIMES.
15. TEMPORARY SOIL STOCK AND OTHER STOCK PILED GRANULAR MATERIALS SHALL BE MAINTAINED AT ALL TIMES.
16. SEDIMENT-LADEN RUNOFF SHALL NOT FLOW UNDER, AROUND OR THROUGH DIVERSION STRUCTURES.
17. LADEN RUNOFF OR DEWATERING EFFLUENT SHALL NOT FLOW OFF THE SITE.
18. SEDIMENT, DEBRIS OR MUD SHALL NOT BE DEPOSITED OR TRACKED ONTO PUBLIC ROADS OR RIGHTS-OF-WAY.
19. SEEDED OR LANDSCAPED AREAS SHALL BE MAINTAINED TO PROVIDE EFFECTIVE GROUND COVER.
20. ALL SITE WALL AND RETAINING WALL DRAINAGE PIPING SHALL BE DAYLIGHTED WITH THE APPROPRIATE EROSION CONTROL MEASURES, OR BE CONNECTED TO STORM DRAIN LINES. VERIFY DAYLIGHT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
21. ALL NEW TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES.
22. MAINTAIN 2% SLOPE AWAY FROM BUILDING.

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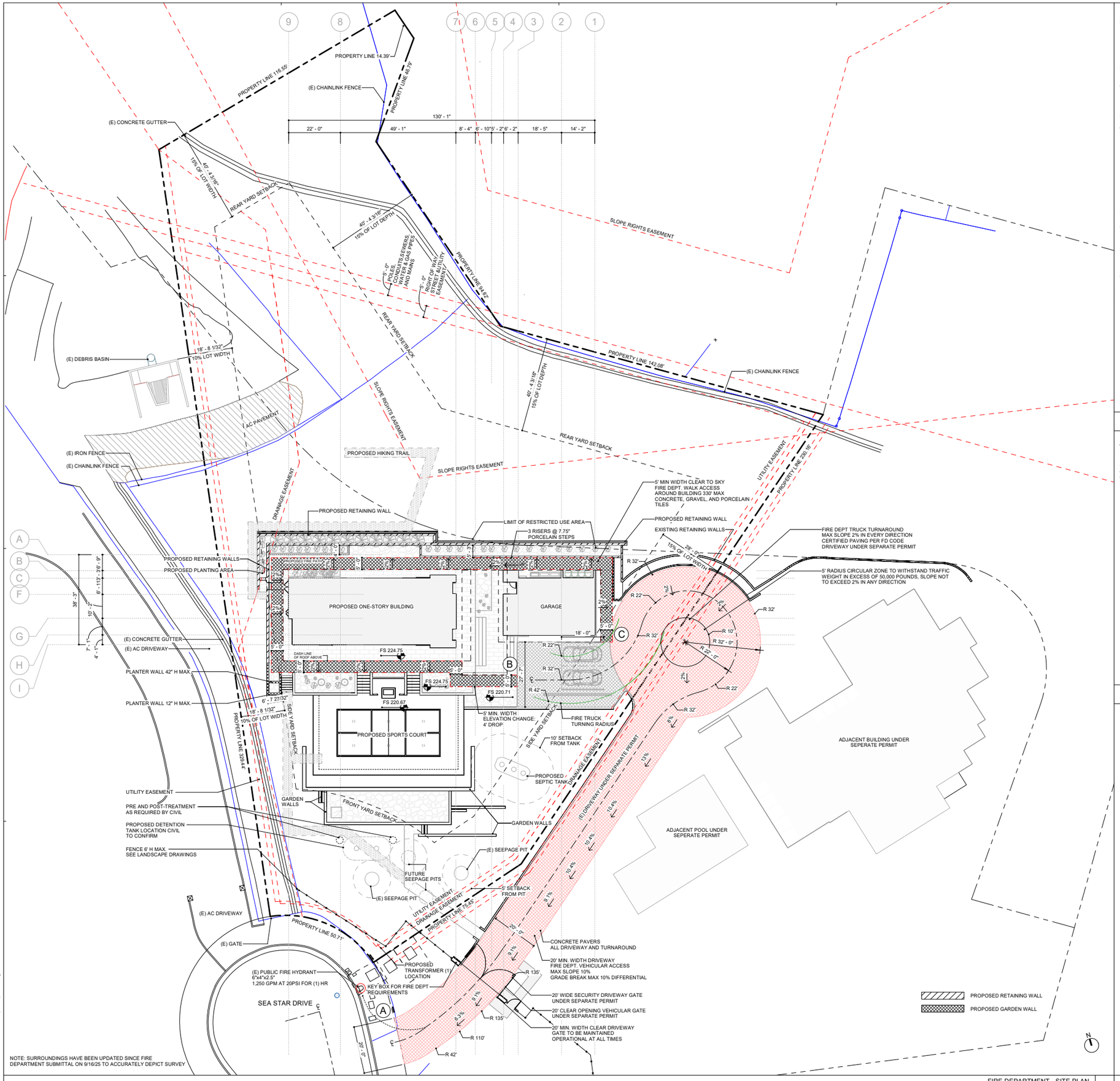
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SITE PLAN

A1.10

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NOTE: SURROUNDINGS HAVE BEEN UPDATED SINCE FIRE DEPARTMENT SUBMITTAL ON 9/16/25 TO ACCURATELY DEPICT SURVEY

FIRE DEPARTMENT - SITE PLAN
1/16" = 1'-0" | 2

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
2. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6
3. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
4. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING INDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
5. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
6. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF (1) HOUR OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

   THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

   TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE V
   VHFHSZ: YES
   SIZE OF LOT (ACRES): 1.32 ACRES
   FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA: 2,500 GPM
   REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 1,250 GPM
   TOTAL FIRE FLOW REQUIRED: 1,250 GPM
7. ALL FIRE HYDRANTS SHALL MEASURE 6" x 4" x 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
8. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.

   REASON: BOTH STRUCTURES ARE REQUIRED FIRE SPRINKLERS 13D
   TYPE OF FIRE SPRINKLER TO COMPLY WITH EITHER NFPA 13D
9. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1501.1.1 (RESIDENTIAL CODE R337.5 & R902)
10. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)
11. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

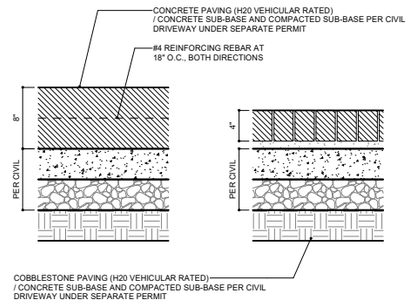
FIREFIGHTER WALKING ACCESS 5' CLEAR TO SKY HOSE PULL DISTANCE

A to B = 360'	FIRE DEPT. VEHICULAR
B to C = 311'	AND WALKING ACCESS

NOTES - FIRE DEPARTMENT SITE PLAN | 2

ALL WEATHER PAVING ACCESS

FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT IMPOSED LOAD OF FIRE APPARATUS WEIGHING 50,000 POUNDS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10% OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3.



TYP. ROADWAY SECTION
1 1/2" = 1'-0" | 3

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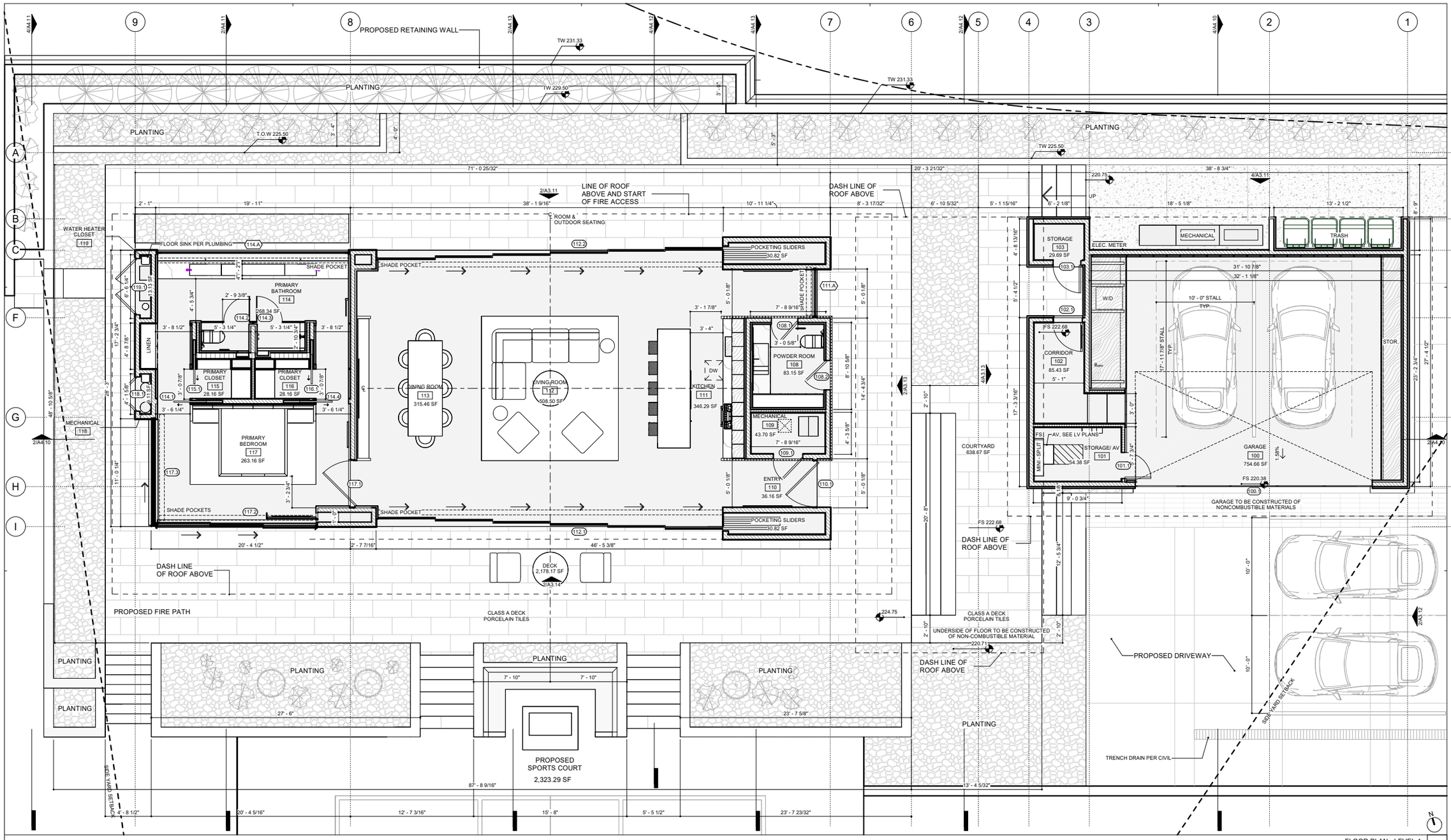
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FIRE DEPARTMENT - SITE PLAN

A1.11

NOTE: SHEET RENUMBERED, PREVIOUSLY A0.60

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FLOOR PLAN - LEVEL 1
1/4" = 1'-0" | 3

SQUARE FOOTAGE BREAKDOWN	
ROOM	SF
PRIMARY RESIDENCE	2,019.64
GARAGE	954.74
SPORTS COURT	2,323.29
DECK	2,178.17
COURTYARD	638.67
TOTAL	**8,114.51**

SQUARE FOOTAGE BREAKDOWN | 12

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC).
8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL, DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.
14. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
15. ALL WOOD FRAMING IN CONTACT WITH STRUCTURAL CONCRETE, LIGHTWEIGHT CONCRETE, OR CONCRETE MASONRY UNITS SHALL BE PRESSURE TREATED.
16. EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION R337.7.4:

    1. NONCOMBUSTIBLE MATERIAL.
    2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS R337.4.2.
    3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.

    EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. RESIDENTIAL CODE R337.7.3 AND BUILDING CODE 707A.3

17. OTIIMA 38 EXTERIOR GLAZING AND WALL WINDOWS: EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING. RESIDENTIAL CODE R337.8.2.1 AND BUILDING CODE 708A.2.1.
18. EXTERIOR DOORS: THE EXTERIOR SURFACE OR CLADDING OF EXTERIOR DOORS SHALL BE OF IGNITION-RESISTANT MATERIAL.
19. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES, AND STAIRS SHALL BE CLASS "A" RATED PORCELAIN TILES. SEE DETAIL 1/0.73.
20. THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY A NONCOMBUSTIBLE MATERIAL.
21. THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY A NONCOMBUSTIBLE MATERIAL.

NOTES - FLOOR PLAN | 8

LEGEND - FRAMING

	PROPOSED 2 x 4 WALL
	PROPOSED 2 x 6 WALL
	PROPOSED 2 x 8 WALL

WALL TYPES
NOT TO SCALE | 4

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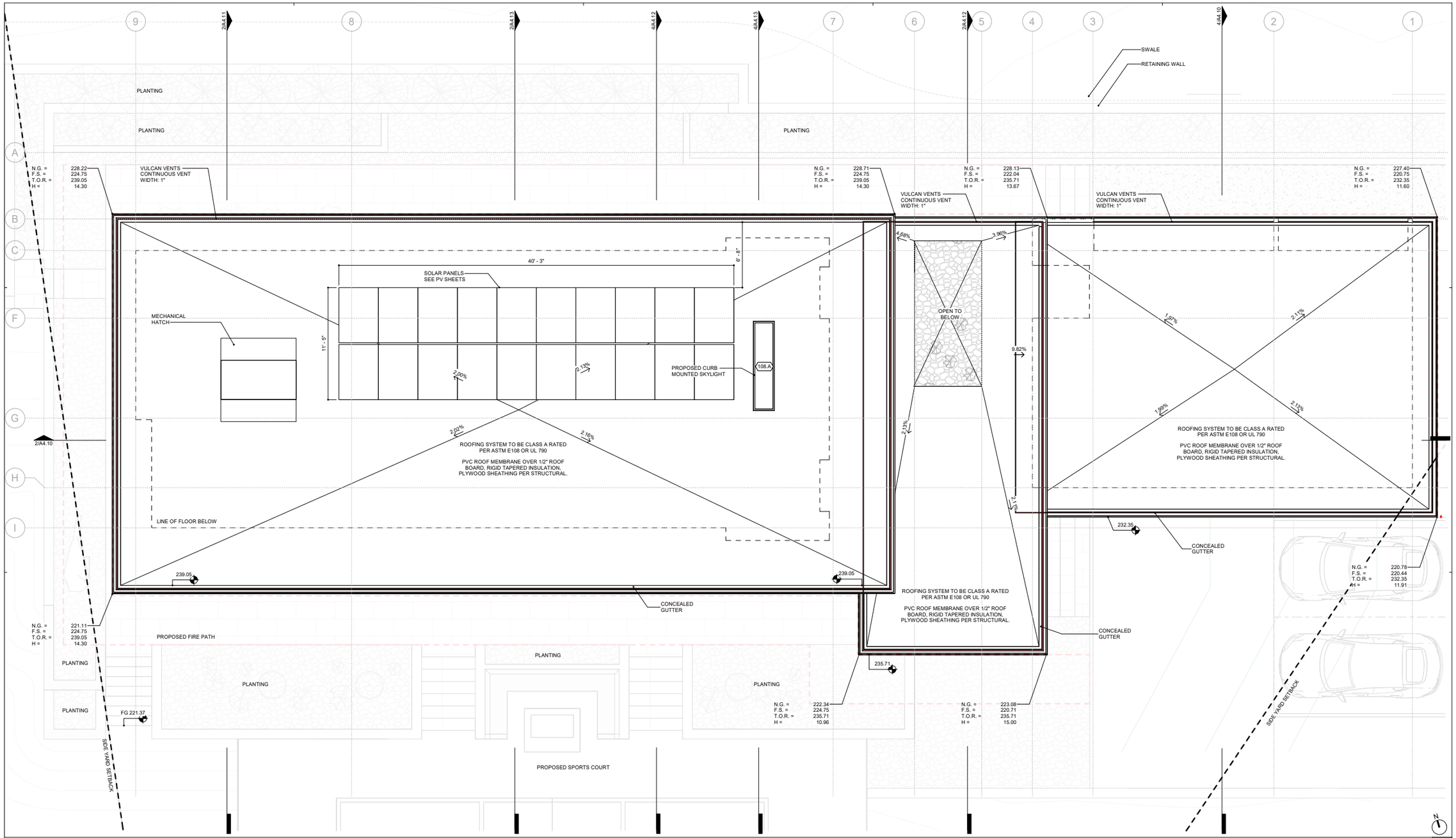
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FLOOR PLAN - LEVEL 1

A2.10

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ROOF PLAN
1/4" = 1'-0" | 3

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. PROVIDE RAIN GUTTERS THAT DEPOSIT WATER INTO A BURIED DRAIN SYSTEM THAT COLLECTS AND TRANSFERS WATER TO STREET. GUTTERS SHOULD BE DESIGNED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
5. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION, FOUNDATIONS AND CRAWL SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, EITHER IN A HORIZONTAL OR VERTICAL PLANE. SHALL BE IN ACCORDANCE WITH SECTION 1202 OF THE CALIFORNIA BUILDING CODE AND SECTIONS R337.6.1 THROUGH R337.6.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY CALIFORNIA STATE FIRE MARSHALL, OR WUI VENTS LISTED TO ASTM E2886, BY COMPLYING WITH ALL OF THE FOLLOWING:
   1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST.
   2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST.
   3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELCIUS)
6. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL COMPLY WITH ALL OF THE FOLLOWING:
   1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH IN DIAMETER.
   2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
   3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
7. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)
8. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902)

NOTES - ROOF PLAN | 8

LEGEND

N.G. =	NATURAL GRADE
F.F. =	FINISHED FLOOR
T.O.R. =	TOP OF ROOF PARAPET
H =	HEIGHT

ANNOTATION LEGEND
NOT TO SCALE | 4

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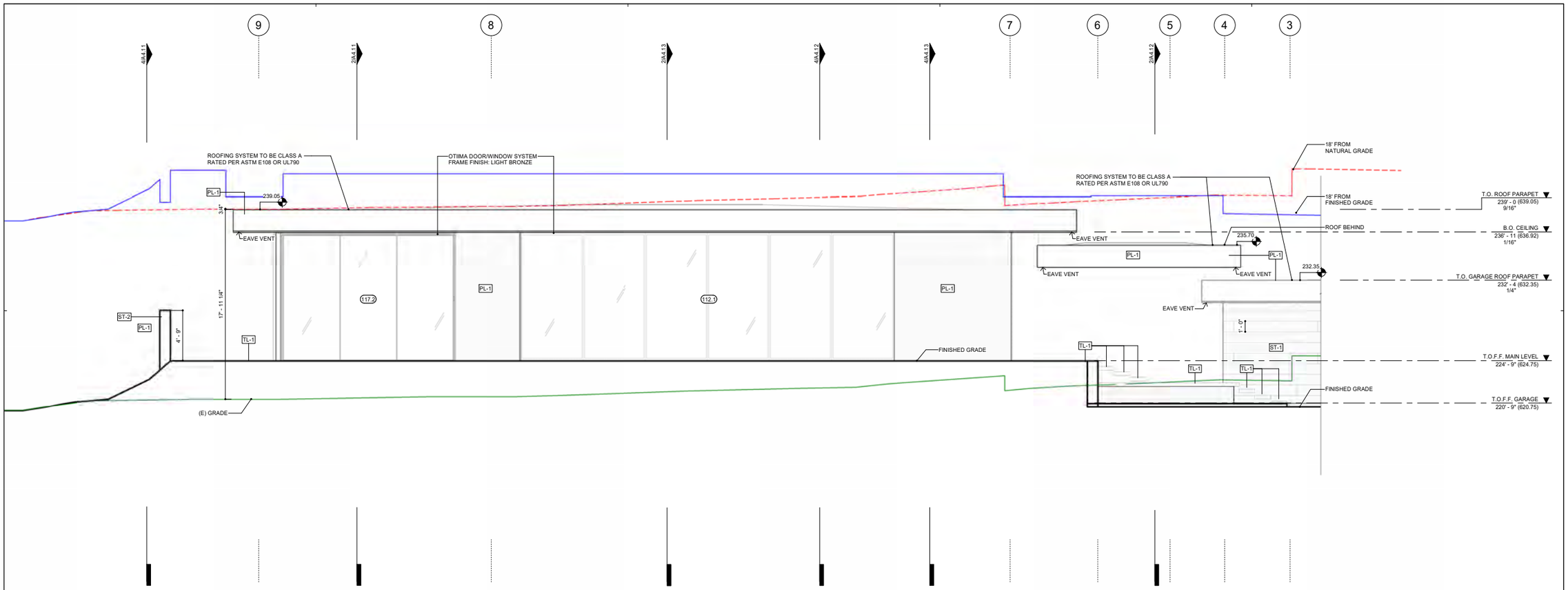
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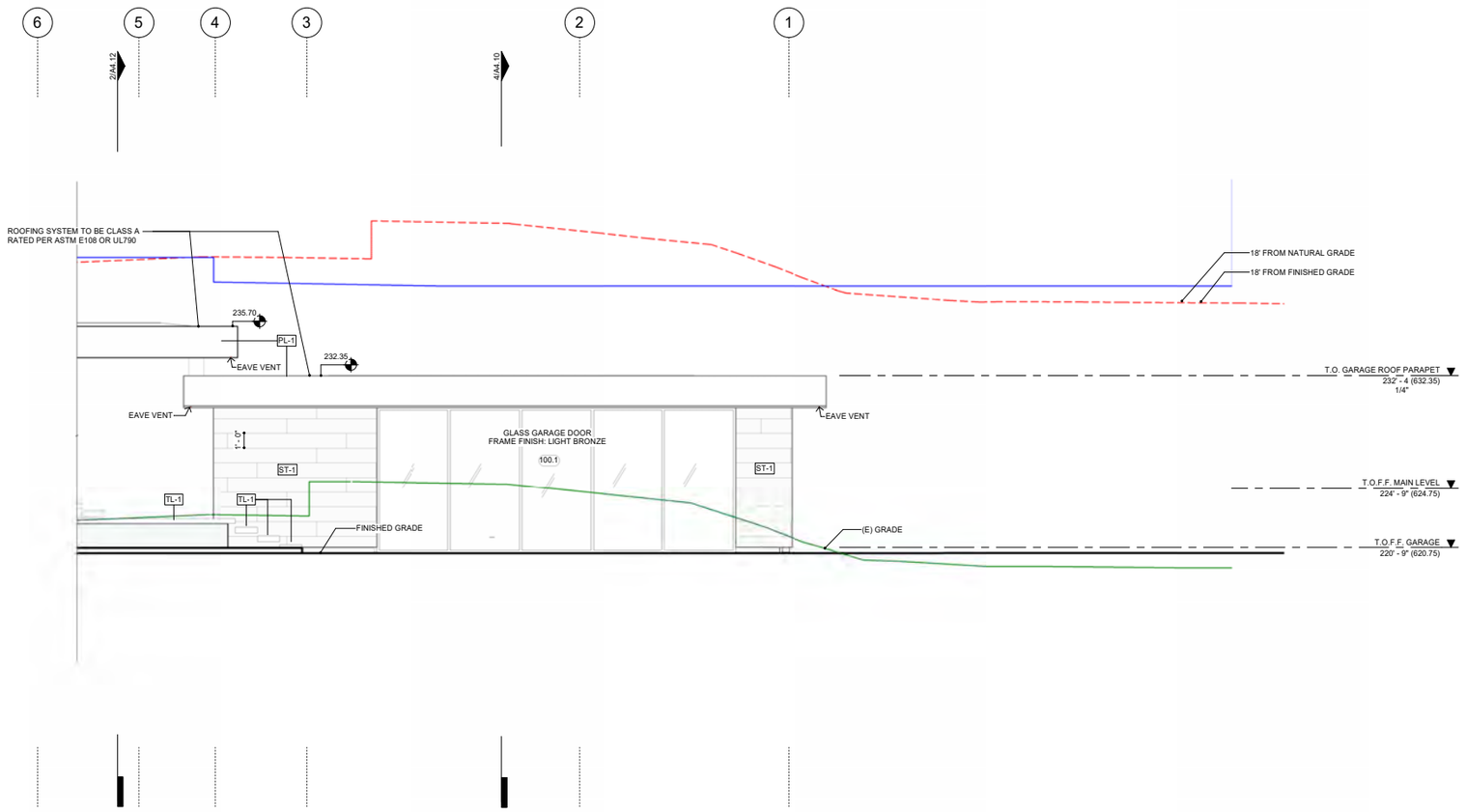
ROOF PLAN

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NORTH ELEVATION
1/4" = 1'-0" | 1



NORTH ELEVATION CONT
1/4" = 1'-0" | 2

LEGEND	
- - - -	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
———	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
ST-2	STONE, TRAVERTINE OCEAN BLUE, SANDBLASTED-BRUSHED
TL-1	PORCELAIN, LIMESTONE,CLAY FLAMMATA
WD-1	WHITE OAK

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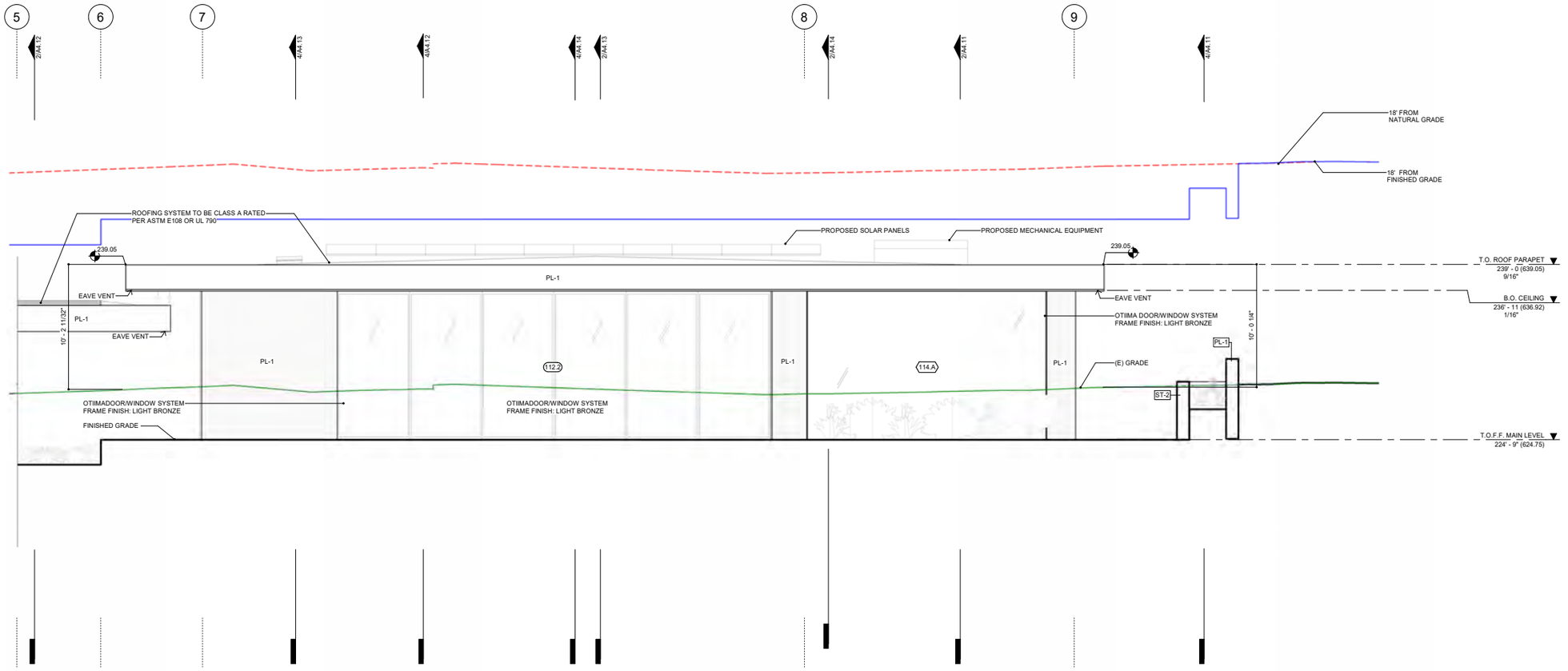
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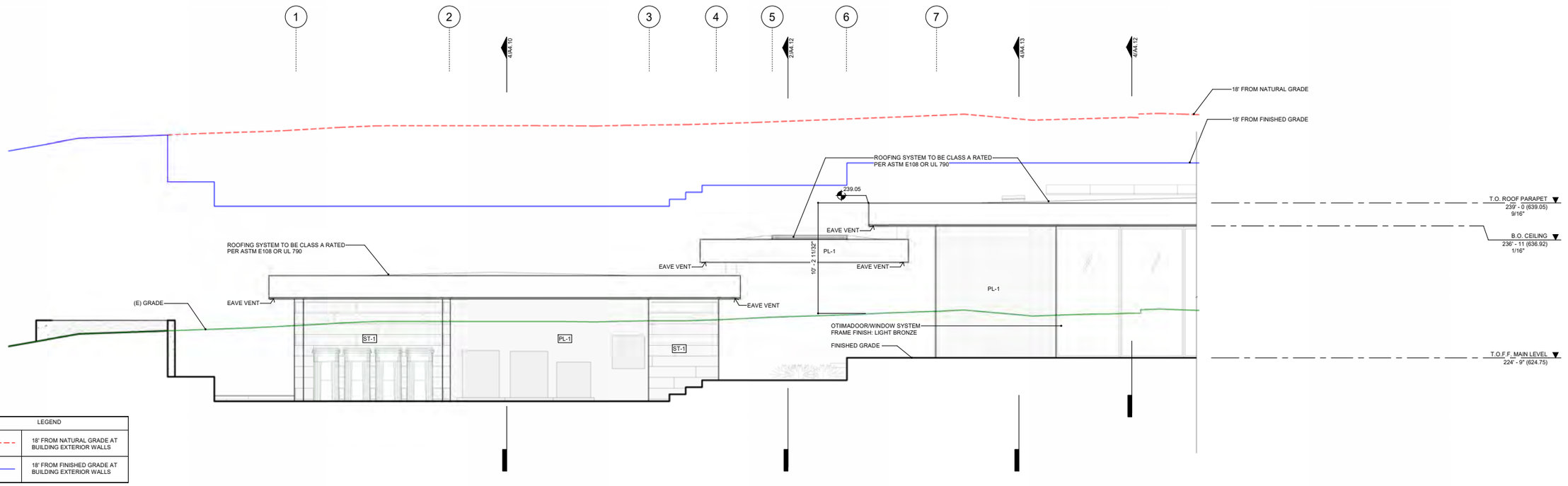
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EXTERIOR ELEVATIONS

A3.10



SOUTH ELEVATION
1/4" = 1'-0" | 2



LEGEND	
	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
ST-2	STONE, TRAVERTINE OCEAN BLUE, SANDBLASTED-BRUSHED
TL-1	PORCELAIN, LIMESTONE,CLAY FLAMMATA
WD-1	WHITE OAK

SOUTH ELEVATION CONT
1/4" = 1'-0" | 4

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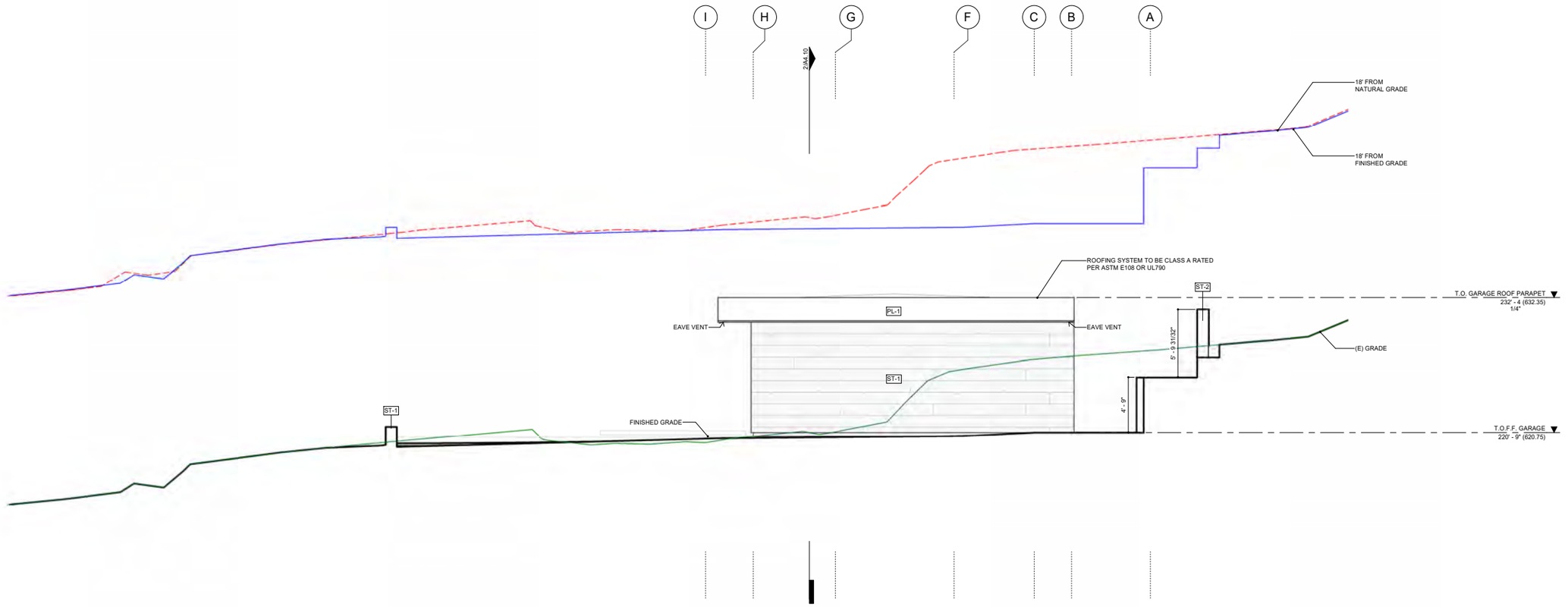
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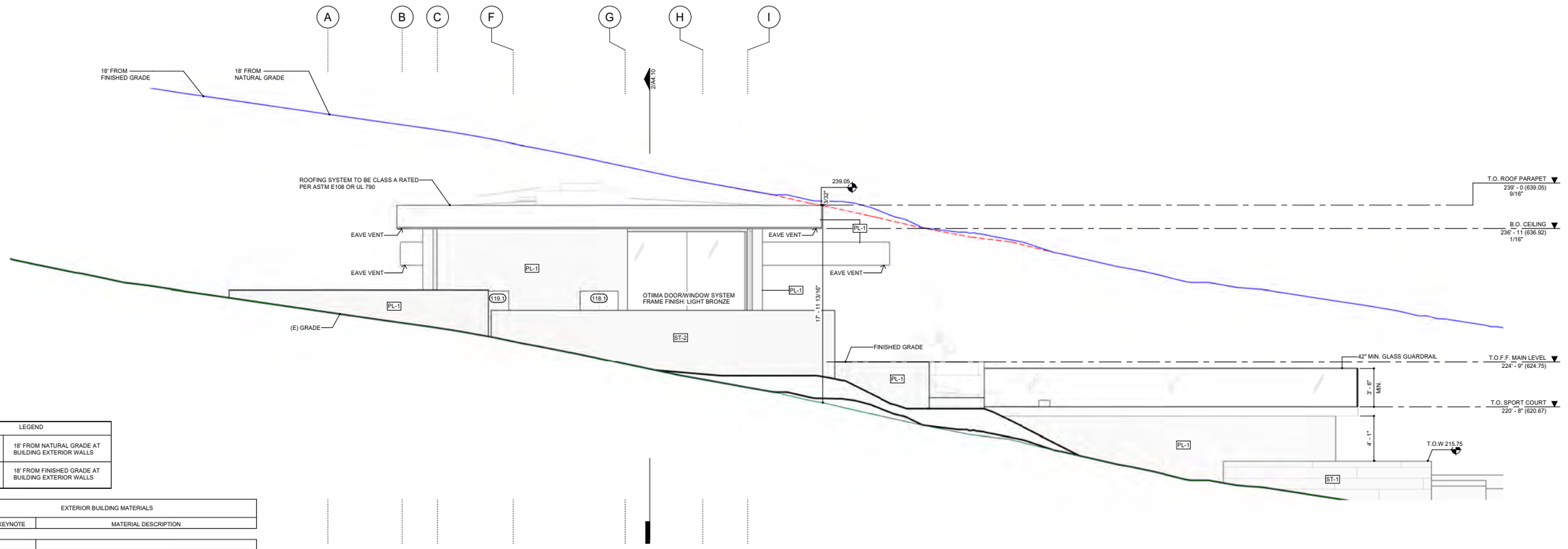
EXTERIOR ELEVATIONS

A3.11



EAST ELEVATION
1/4" = 1'-0"

2



WEST ELEVATION
1/4" = 1'-0"

4

LEGEND	
	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
ST-2	STONE, TRAVERTINE OCEAN BLUE, SANDBLASTED-BRUSHED
TL-1	PORCELAIN, LIMESTONE,CLAY FLAMMATA
WD-1	WHITE OAK

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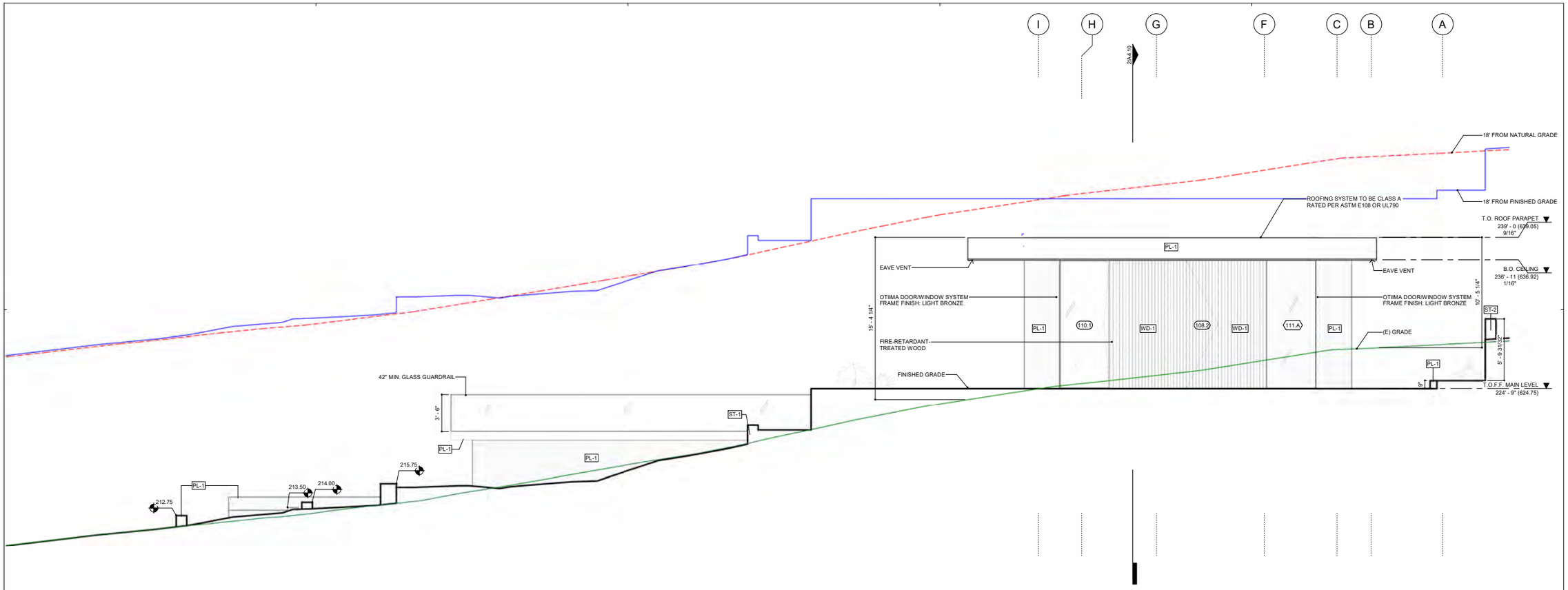
PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

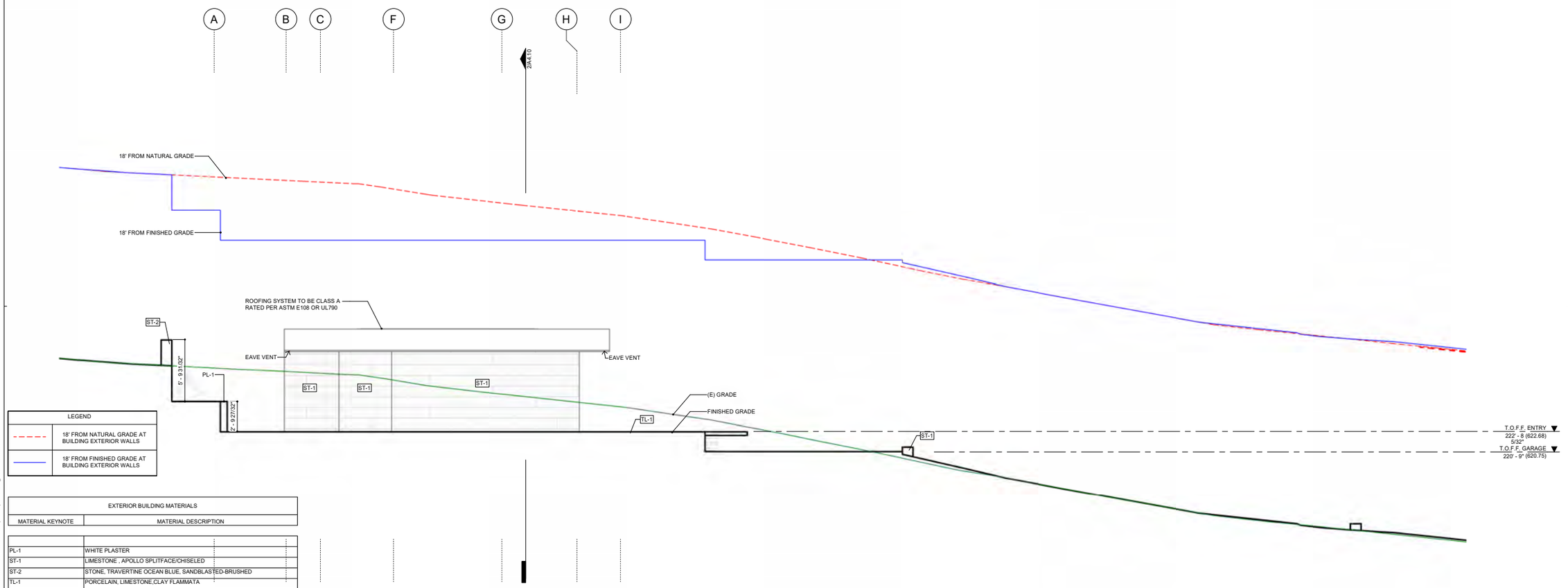
NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

EXTERIOR ELEVATIONS

A3.12



ENTRY ELEVATION
1/4" = 1'-0" 2



LEGEND	
	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
ST-2	STONE, TRAVERTINE OCEAN BLUE, SANDBLASTED-BRUSHED
TL-1	PORCELAIN, LIMESTONE,CLAY FLAMMATA
WD-1	WHITE OAK

EAST ELEVATION GARAGE
1/4" = 1'-0" 4

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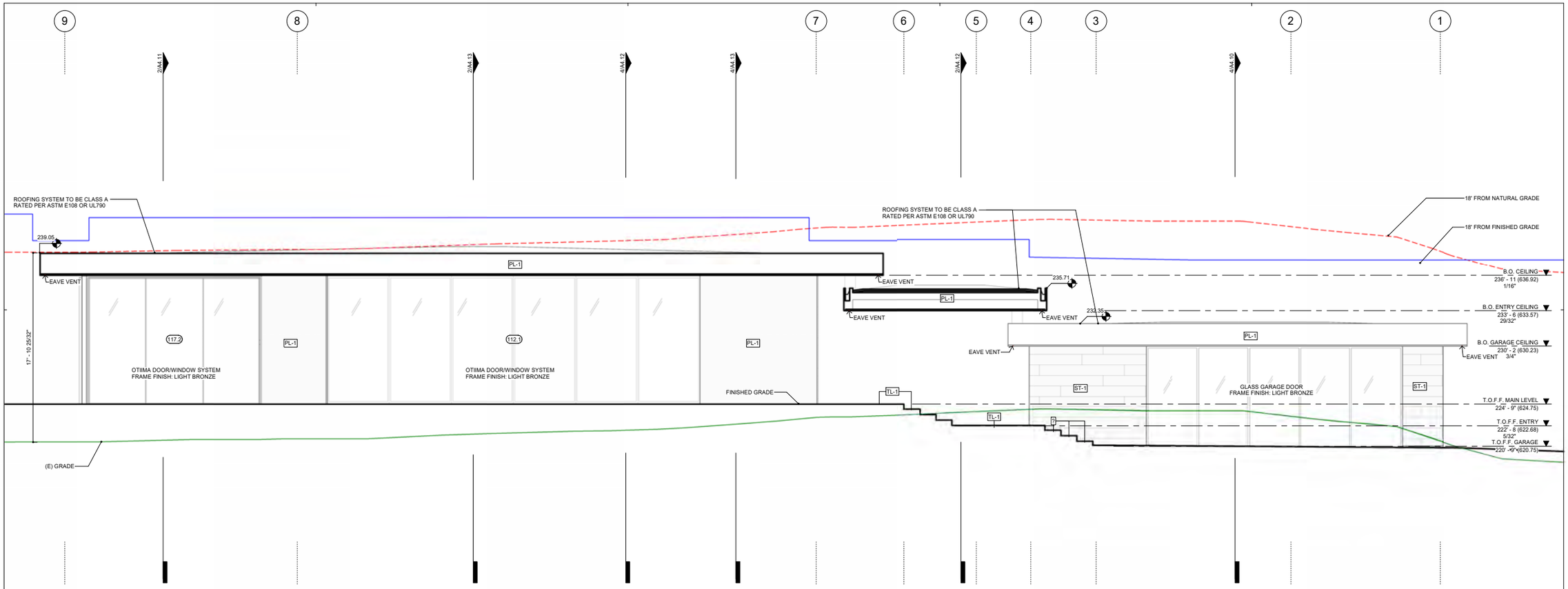
SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

EXTERIOR ELEVATIONS

A3.13

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NORTH FACING ELEVATION
1/4" = 1'-0" | 2

LEGEND	
- - - - -	18' FROM NATURAL GRADE AT BUILDING EXTERIOR WALLS
———	18' FROM FINISHED GRADE AT BUILDING EXTERIOR WALLS

EXTERIOR BUILDING MATERIALS	
MATERIAL KEYNOTE	MATERIAL DESCRIPTION
PL-1	WHITE PLASTER
ST-1	LIMESTONE , APOLLO SPLITFACE/CHISELED
WD-1	WHITE OAK

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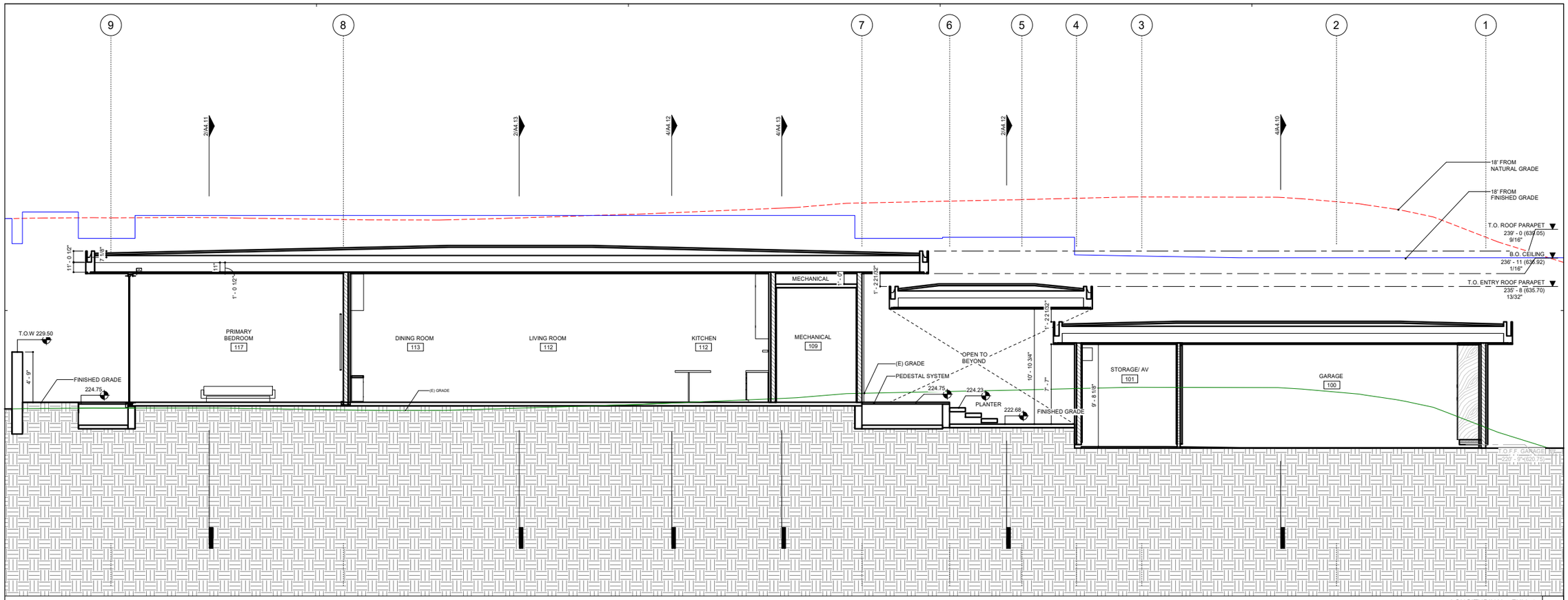
PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
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	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

EXTERIOR ELEVATIONS

A3.14



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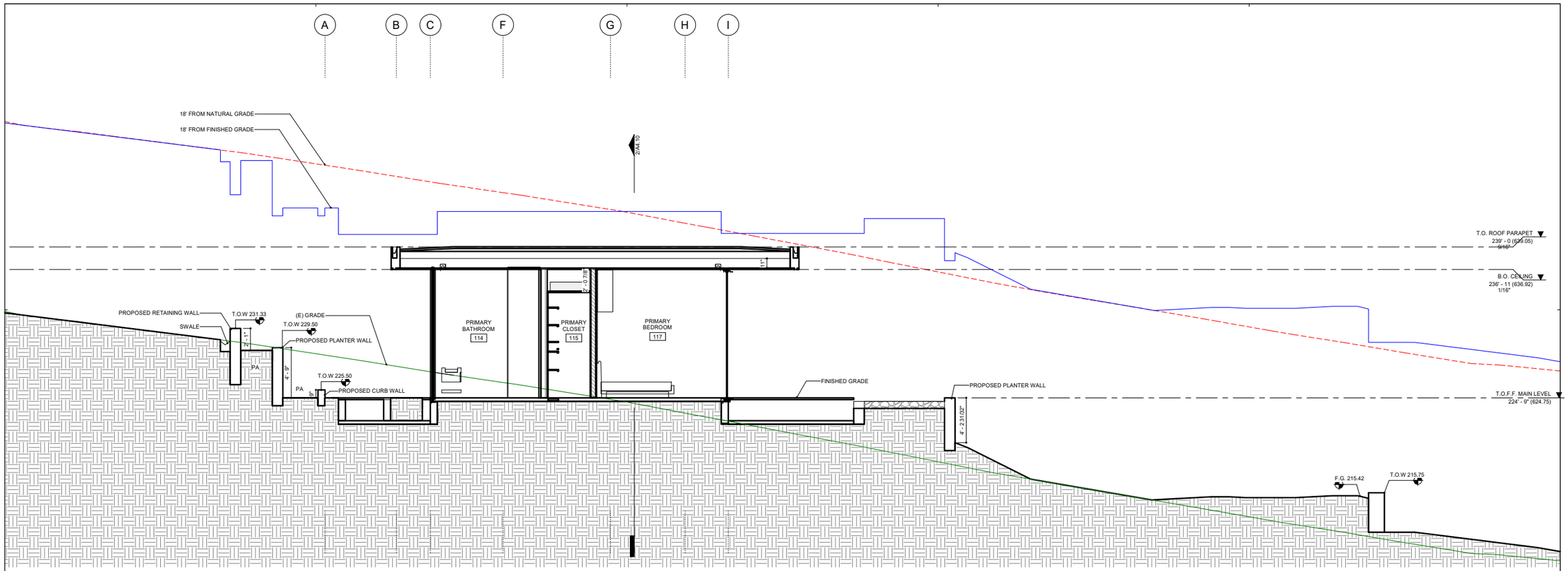
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6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
	4/16/2025	PLANNING SET
	8/5/2025	PLANNING SET
	8/15/2025	EXPORT TO FULL TEAM
	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
1	2/3/2026	PLANNING SET

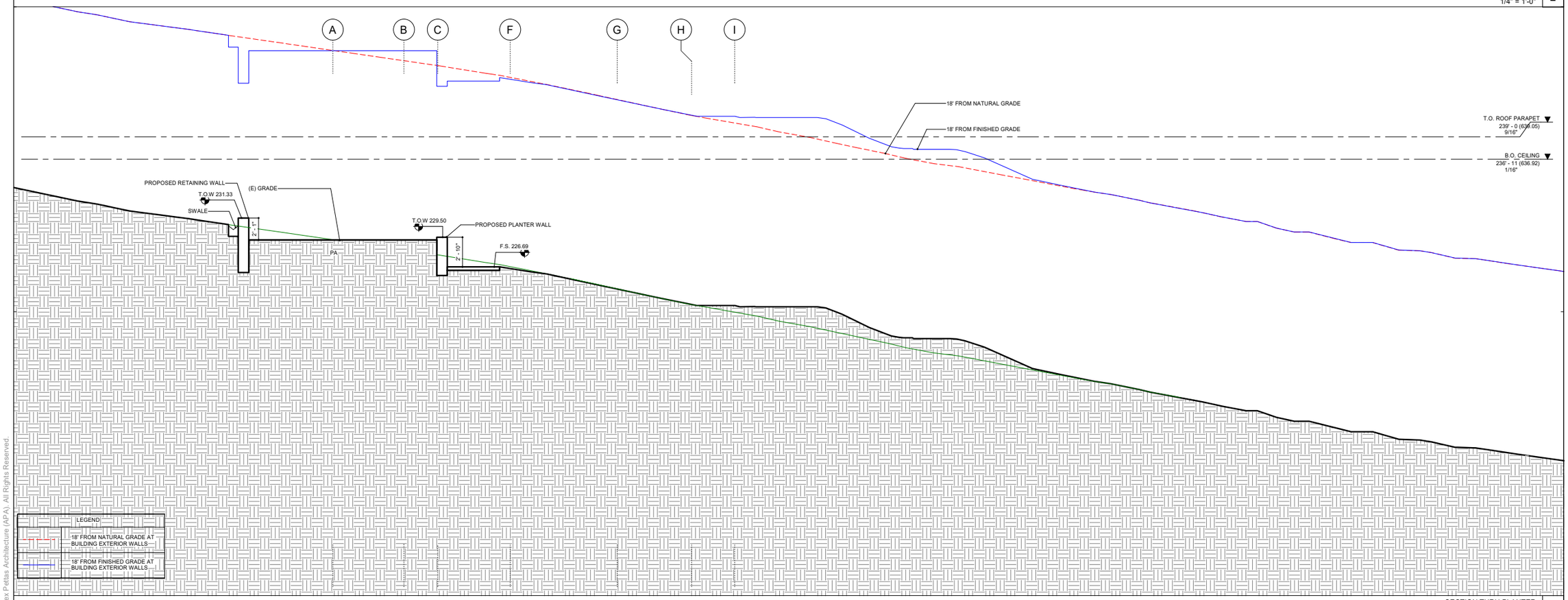
SECTIONS

A4.10

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SECTION THRU PRIMARY BEDROOM1
1/4" = 1'-0" 2



SECTION THRU PLANTER
1/4" = 1'-0" 4

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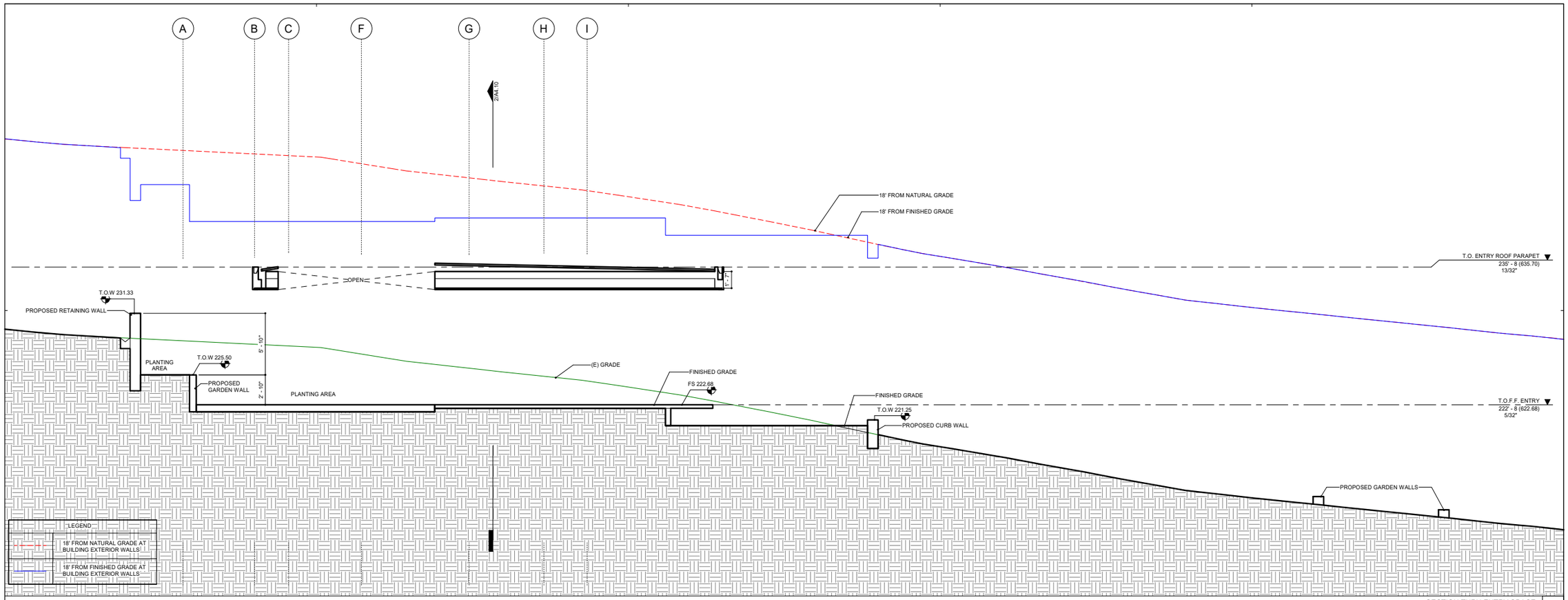
PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

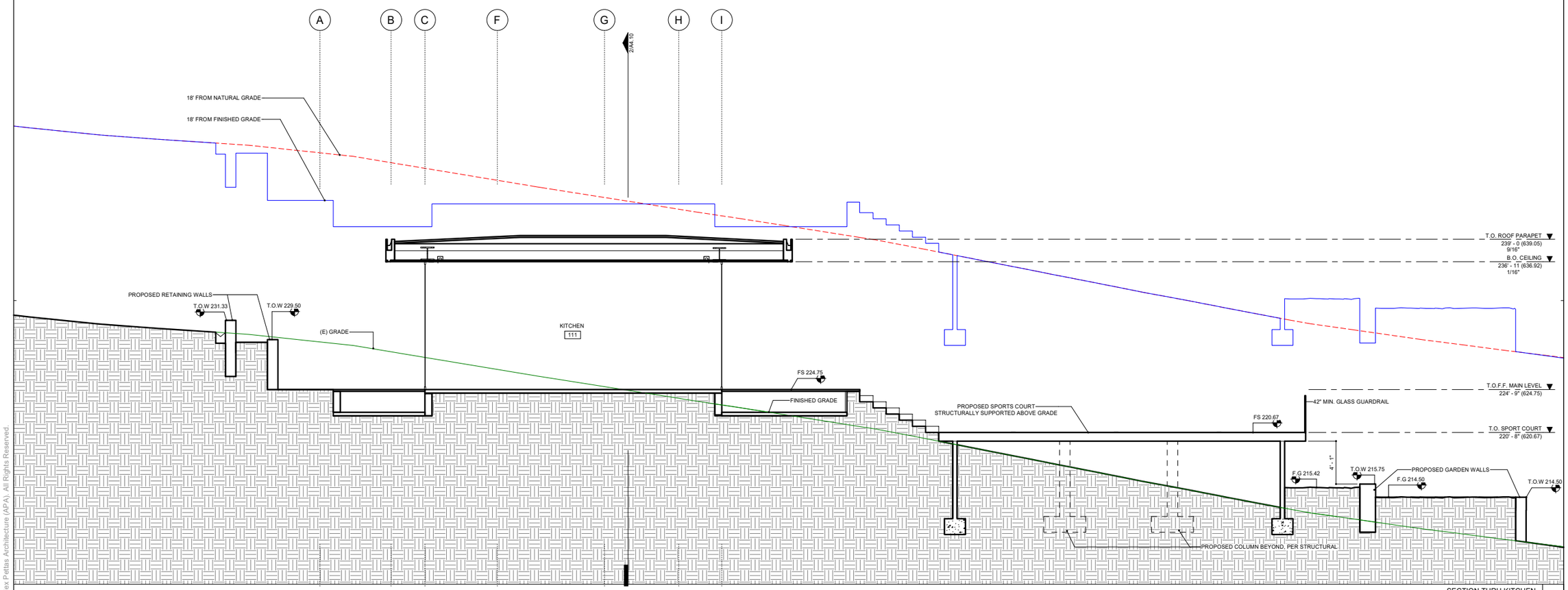
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	8/20/2025	HOA SET
	9/16/2025	FIRE DEPARTMENT SET
	12/18/2025	PLANNING SET
5	2/3/2026	PLANNING SET

SECTIONS

A4.11



SECTION THRU ENTRY SPACE
1/4" = 1'-0" 2



SECTION THRU KITCHEN
1/4" = 1'-0" 4

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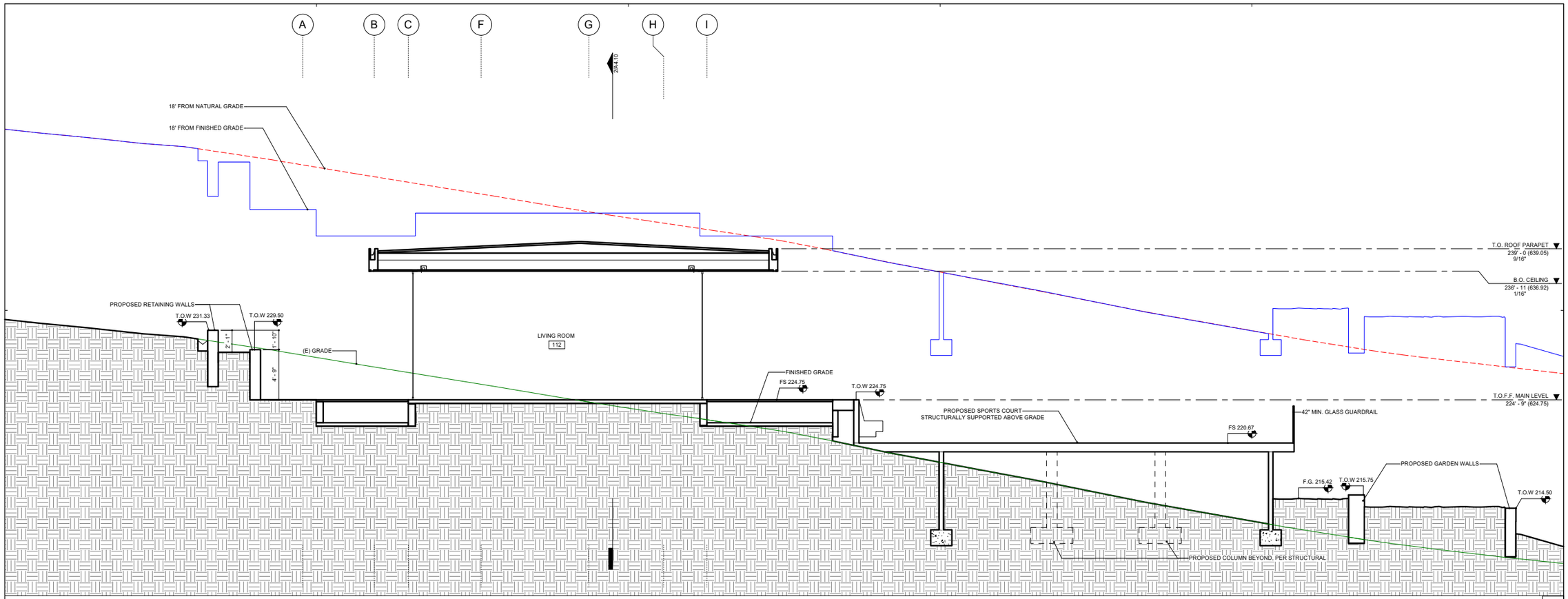
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SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

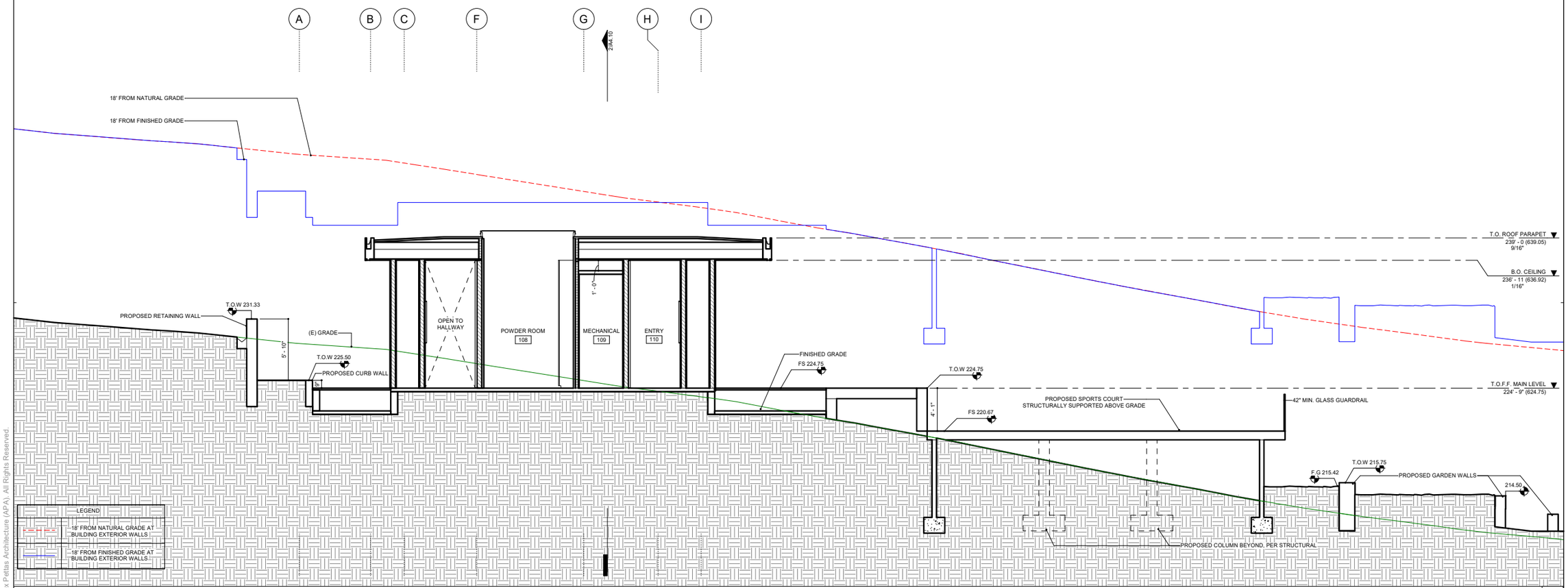
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SECTIONS

A4.12



SECTION THRU LIVING ROOM Copy 1
1/4" = 1'-0" 2



SECTION THRU POWDER ROOM
1/4" = 1'-0" 4

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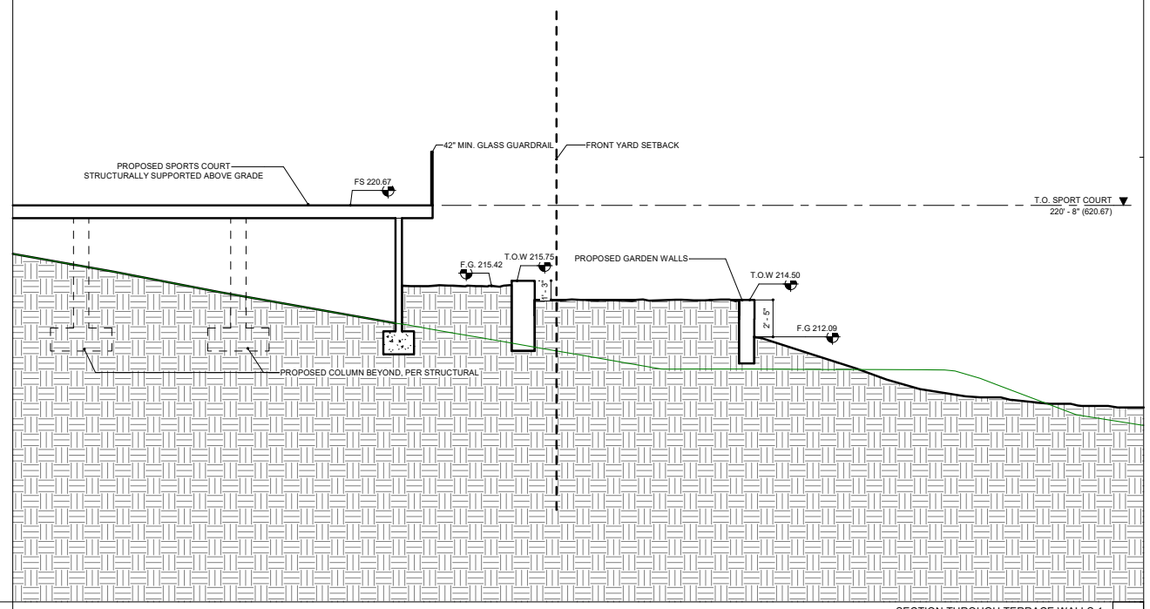
SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
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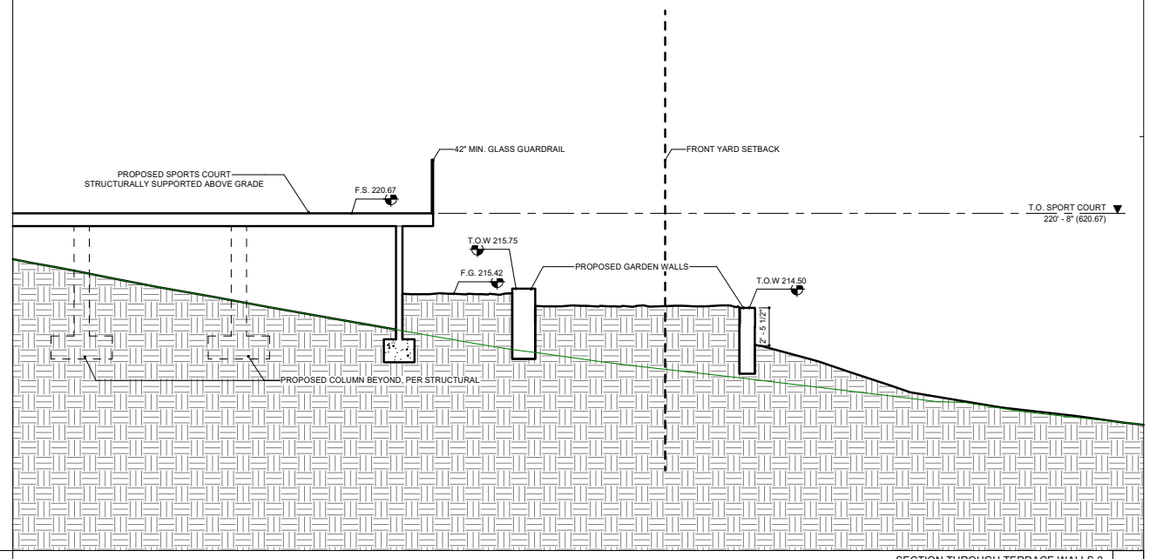
SECTIONS

A4.13

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SECTION THROUGH TERRACE WALLS 1
1/4" = 1'-0" 2



SECTION THROUGH TERRACE WALLS 2
1/4" = 1'-0" 4

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PROJECT NO. 24105

SEA STAR LOT 9
6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

NO.	DATE	SUBMITTAL
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SECTIONS

A4.14

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EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

CITY OF MALIBU GRADING NOTES:

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE WHILE WORK IS IN PROGRESS.
3. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
4. PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
5. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT–OF–WAY.
6. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE–GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND, WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1), EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70–2 OR APPROVED EQUIVALENT.
9. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED, IN WRITING, BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
10. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOIL ENGINEER'S DIRECTION.
11. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
12. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED, IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
13. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
14. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
15. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER PER THE MALIBU BUILDING CODE.
16. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
17. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
18. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
19. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
20. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
21. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
22. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
23. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN–PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
24. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
25. THE UNDERSIGNED DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER HIS SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN.
26. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
27. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
28. SLOPES SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL AND PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY BIOLOGIST.
29. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
30. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH, OR REVISIONS SUBMITTED FOR REVIEW.
31. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
32. GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT, SHALL BE ACCOMPLISHED WITHIN THE CONFINES OF THE NOISE ORDINANCE AND POLICIES OF THE CITY OF MALIBU.
33. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON–EROSIVE PIPING OR ANOTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
34. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR THE OWNER.

PLANTING AND IRRIGATION NOTES:

35. ALL CUT AND FILL SLOPES WILL BE PLANTED WITH AN APPROVED GROUND COVER AND PROVIDED WITH AN IRRIGATION SYSTEM AS SOON AS IS PRACTICAL DURING GRADING. IN ADDITION TO THE GROUND COVER PLANTS SHALL BE INSTALLED ON ALL SLOPES. ALL PLANTING SHALL BE OF A TYPE APPROVED BY THE CITY BIOLOGIST.
36. THE PLANS FOR A DESIGNED IRRIGATION SYSTEM FOR FULL COVERAGE OF ALL PORTIONS OF THE SLOPES SHALL BE SUBMITTED AND APPROVED PRIOR TO ROUGH GRADING APPROVAL BY THE CITY BIOLOGIST.
37. PLANTING AND IRRIGATION PLANS FOR SLOPES MUST BE PREPARED AND SIGNED BY A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
38. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.

A. ESTIMATED PROJECT STARTING DATE: _______________.
PROJECT FINISHING DATE: _______________.

B. THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR __6270 SEA STAR DRIVE LOT 9__, ON _____________.

C. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL APPROVAL OF GRADING AND BEFORE THE RELEASE OF THE GRADING SECURITY, THE PLANTING SHALL BE WELL ESTABLISHED AND GROWING ON THE SLOPES AND THERE SHALL BE EVIDENCE OF AN EFFECTIVE RODENT CONTROL PROGRAM.

ENGINEERED GRADING NOTES:

39. FILL SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF MAXIMUM COMPACTION AS DETERMINED BY ASTM SOIL COMPACTION, TEST D1557–91T OR A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
40. FIELD DENSITY SHALL BE DETERMINED BY SAND CONE METHOD, ASTM D1556–90 OR NUCLEAR GAUGE ASTM D2922–91 AND D3017–88 REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND–CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOIL ENGINEER AND APPROVED, IN ADVANCE, BY THE BUILDING OFFICIAL.
41. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION UPON REQUEST OF THE BUILDING OFFICIAL. ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
    A.) ONE TEST FOR EACH 2FT VERTICAL LIFT.
    B.) ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
    C.) ONE TEST WILL BE MADE AT POINT APPROXIMATELY 1–FT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10–FT OF VERTICAL SLOPE HEIGHT.
42. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
43. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED, IN ADVANCE, BY THE BUILDING OFFICIAL.
44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30FT OR SLOPE SURFACE STEEPER THAN 2:1.
45. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
46. ORIGINAL OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR ALL SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO COMPACTED FILLS.

PUBLIC WORKS DEPARTMENT GENERAL NOTES:

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL–OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456–2489, EXT. 341 FOR PRE–CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY OF PUBLIC WORKS INSPECTOR 48 HOURS PIOR COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. ~~NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT OF WAY~~.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456–2489 EXT. 341 TO APPLY FOR A PERMIT
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORK INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. THE CITY MAY REQUIRE A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGISTS, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBIC RIGHT–OF–WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18 TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X 6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES:
    CUT __3,734__ CU.YD. FILL __2,727__ CU.YD.
    EXPORT __1,007__ CU.YD IMPORT___0___ CU.YD
20. TOTAL DISTURBED AREA __0.480__ ACRES (INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
    TOTAL EXISTING IMPERVIOUS SURFACE AREA __3,726.22__ SQ. FT.
    TOTAL PROPOSED IMPERVIOUS SURFACE AREA __13,685.10__ SQ. FT.
    FLOOD ZONE ON FIRM: _________
    BASE FLOOD ELEVATION: _________ FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU;S STANDARD LABEL TEMPLATE.

SPECIAL NOTES:

1. THERE ARE NO SENSITIVE ENVIRONMENTAL AREAS ON THE PORTION OF THE SUBJECT PROPERTY BEING DEVELOPED.
2. NORMAL POOL AND SPA CHEMICALS SUCH AS CHLORINE, SHALL NOT BE UTILIZED IN THE POOL AND SPA SANITATION. NON CHEMICAL OZONE TREATMENTS SHALL BE USED FOR POOL AND SPA SANITATION TREATMENT.
3. CONSTRUCTION WASTE: CONTRACTOR SHALL HAVE A RECYCLE CONTAINER ON SITE AT ALL TIMES, AS WELL AS NORMAL TRASH CONTAINER. CONTRACTOR SHALL PROVIDE CITY OFFICIAL WITH LOAD TICKETS RELATED TO RECYCLED MATERIALS AT COMPLETION OF THE JOB.
4. THE EXPORT OF CUT MATERIAL MAY BE REQUIRED TO PRESERVE THE NATURAL TOPOGRAPHY OF THE PROJECT SITE. [MLCP 8.3B, 2] CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROPRIATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL.
5. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH SECTION 8.3 OF THE MALIBU LOCAL COASTAL/IMPLEMENTATION PLAN. IT SHALL BE THE GRADING CONTRACTORS RESPONSIBILITY TO DOCUMENT WHERE EXPORT SOILS HAVE BEEN DEPOSITED. THIS DOCUMENTATION SHALL BE SUBMITTED WITH THE CONTRACTORS SIGNED STATEMENT AT ROUGH GRADING.
6. EARTHMOVING DURING THE RAINY SEASON (EXTENDING FROM NOVEMBER 1 TO MARCH 31) SHALL BE PROHIBITED FOR DEVELOPMENT THAT INCLUDES GRADING ON SLOPES EQUAL TO OR STEEPER THAN 4 TO 1 OR ON OR ADJACENT TO ESHA. APPROVED GRADING OPERATIONS SHALL NOT BE UNDERTAKEN UNLESS THERE IS SUFFICIENT TIME TO COMPLETE GRADING OPERATIONS BEFORE THE RAINY SEASON. IF GRADING OPERATIONS ARE NOT COMPLETED BEFORE THE RAINY SEASON BEGINS, GRADING SHALL BE HALTED AND TEMPORARY EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE TO MINIMIZE EROSION UNTIL GRADING RESUMES AFTER MARCH 31, UNLESS THE PLANNING DIRECTOR OF DEPUTY BUILDING OFFICIAL DETERMINES THAT COMPLETION OF GRADING WOULD BE MORE PROTECTIVE OF RESOURCES.
7. IT IS ILLEGAL TO DISCHARGE THE WATER CONTAINED IN A POOL, SPA, AND/OR WATER FEATURE TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060(D)(5). A NEW SIGN SHALL BE POSTED BY THE CONTRACTOR STATING THIS IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.

EROSION CONTROL PROVISIONS:

1. SEPARATE PLANS FOR DRAINAGE AND EROSION CONTROL MEASURES TO BE USED SHALL BE SUBMITTED.
2. STORM WATER MANAGEMENT PLANS INCORPORATING ALL THE PROVISIONS OF ORDINANCE 51 OF THE MALIBU MUNICIPAL CODE SHALL BE SUBMITTED AND APPROVED PRIOR TO PERMIT ISSUANCE. SUCH PLANS ARE TO INCLUDE CONSTRUCTION AND POST CONSTRUCTION PHASE PROVISIONS REFLECTING "BEST MANAGEMENT PRACTICES."
3. SPECIFY ON PLANS: IN CASE OF EMERGENCY CALL: __ALEX PETTAS ARCHITECTURE__
    WORK TELEPHONE NO: __310.390.0465__
    FAX NO: ____________
4. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ONSITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
5. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
6. STOCKPILED MATERIALS SHALL BE PLACED TO BE ACCESSIBLE BY VEHICLE DURING PERIODS OF PRECIPITATION AND PROTECTED FROM PRECIPITATION AND RUNOFF AT THE END OF EACH WORKING DAY.
7. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
8. AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS, AND BASINS.
9. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.
10. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
11. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
12. EROSION CONTROL MEASURES AND PLANTING SHALL BE INSTALLED AND MAINTAINED AS SOON AS PRACTICAL, IN AREAS NOT SUBJECT TO FREQUENT TRAFFIC.
13. ALL EROSION, DESILTING BASINS, SILT FENCES, AND OTHER STORM WATER AND/OR EROSION CONTROL FEATURES SHALL BE INSPECTED BY THE RESPONSIBLE PARTY, ON A WEEKLY BASIS, CLEANED, AND MAINTAINED TO ENSURE THESE FEATURES FUNCTION AS DESIGNED.
14. NOI SHOULD BE FILLED BY PROJECT CONTRACTOR PRIOR TO COMMENCEMENT OF WORK (REQUIRED ONLY IF SITE IS OVER 1 ACRE).
15. CONTRACTOR SHALL FOLLOW THE SWPPP FOR ADDITIONAL BMP's REQUIREMENTS.
16. THE UNDERSIGNED CIVIL ENGINEER SHALL INSPECT THE EROSION CONTROL WORK AND ENSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE: ______________________ DATE: 11/10/25

PER THE CITY OF MALIBU THE FOLLOWING NOTES ARE ENCLOSED:
a. SECURE PERMISSION FROM THE CITY ENGINEER FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT–OF–WAY.
b. PROVISIONS SHALL BE MADE FOR CONTIBUTORY DRAINAGE AT ALL TIMES.
c. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.

City of Malibu

23815 Stuart Ranch Road • Malibu, California • 90265-4861
Phone (310) 456-2489 • Fax (310) 456-7650 • www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER ______________________

PROJECT ADDRESS: 6270 SEA STAR DRIVE LOT 9, MALIBU, CA 90265

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. **All calculations utilized to estimate the cubic yardages indicated shall be attached to this form.** This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt R&R	Exempt Understructure	Exempt Safety	Non-Exempt	Remedial	Total
Cut	2,411	584	28	711	0	3,734
Fill	2,411	49	0	267	0	2,727
Total	4,822	633	28	978	0	6,461
Import	0	0	0	0	0	0
Export	0	535	28	444	0	1,007

All quantities indicated shall be in Cubic Yards only.
[illegible]

PREPARED BY: KEVIN POFFENBARGER

DATE: 11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER C 69089 CIVIL STATE OF CALIFORNIA

THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND IS FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND FINISH ROUGH GRADE ELEVATIONS. THE CALCULATION MAKES NO PROVISIONS FOR STRIPPING OR SUBEXCAVATION. FOR THIS REASON AND BECAUSE OF VARIABLES SUCH AS COMPACTION, THE VOLUME OF DIRT MOVED IN THE FIELD WILL IN ALL LIKELIHOOD DEVIATE TO SOME EXTENT FROM THE CALCULATED VOLUME. THE EARTHWORK SUMMARY DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO DETERMINE FOR HIMSELF THE QUANTITY OF EARTH–MOVING THAT WILL BE REQUIRED TO ROUGH GRADE THIS JOB.

IMPERVIOUS AREA CALCULATIONS

	PRE–DEVELOPMENT (SF)	POST–DEVELOPMENT (SF)
STRUCTURE ROOFS	0.00	5,028.62
DRIVEWAY	1,267.84	2,440.98
SPORTS COURT	0.00	2,185.01
STAIRS & WALKWAYS	0.00	1,572.11
STORM DRAIN EASEMENT	2,458.38	2,458.38
TOTAL	3,726.22	13,685.10

CALIFORNIA COASTAL COMMISSION NOTES:

1. THE DRAINAGE AND EROSION CONTROL PLAN SHALL BE IMPLEMENTED WITHIN 30 DAYS OF THE APPLICANT'S RECEIPT OF THE CITY OF MALIBU'S ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. BY ACCEPTANCE OF THIS PERMIT, THE APPLICANT AGGRESS TO MAINTAIN THE DRAINAGE DEVICES ON A YEARLY BASIS IN ORDER TO INSURE THAT THE SYSTEM FUNCTIONS PROPERLY. SHOULD THE DEVICES FAIL OR ANY EROSION RESULT FROM DRAINAGE FROM THE PROJECT THE APPLICANT OR SUCCESSOR INTERESTS SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS AND RESTORATION. SHOULD REPAIRS OR RESTORATION BECOME NECESSARY, PRIOR TO THE COMMENCEMENT OF SUCH REPAIR OR RESTORATION WORK, THE APPLICANT SHALL SUBMIT A REPAIR AND RESTORATION PLAN TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISION TO DETERMINE WHETHER AN AMENDMENT OR NEW COASTAL DEVELOPMENT PERMIT IS REQUIRED TO AUTHORIZE SUCH WORK.
2. SHOULD GRADING TAKE PLACE DURING THE RAINY SEASON (NOVEMBER 1–MARCH 31), SEDIMENT BASINS (INCLUDING DEBRIS BASINS, DESILTING BASINS, OR SILT TRAPS) SHALL BE REQUIRED ON THE PROJECT SITE PRIOR TO OR CONCURRENT WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGH THE DEVELOPMENT PROCESS TO MINIMIZE SEDIMENT FROM RUNOFF WATERS DURING CONSTRUCTION. ALL SEDIMENT SHOULD BE RETAINED ON–SITE UNLESS REMOVED TO AN APPROPRIATE DISPOSAL SITE LOCATED OUTSIDE THE COASTAL ZONE OR TO A DISPOSAL SITE WITH IN THE COASTAL ZONE WITH AN APPROVED COASTAL PERMIT.

CITY GEOLOGISTS/GEOTECHNICAL ENGINEER NOTE:

1. AN AS–BUILT REPORT DOCUMENTING THE INSTALLATION OF THE PILE FOUNDATIONS MUST BE PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT AND SUBMITTED TO THE CITY FOR REVIEW PRIOR TO FINAL APPROVAL OF THE PROJECT. THE REPORT MUST INCLUDE FINAL PILE DEPTHS, DEPTH TO GROUNDWATER, AND DEPTH OF EMBEDMENT INTO THE RECOMMENDED BEARING MATERIAL. A MAP SHOWING FINAL PILE LOCATION AND GRADE BEAMS MUST BE INCLUDED IN THE REPORT.
2. PRIOR TO FINAL APPROVAL OF THE PROJECT, AN AS–BUILT COMPACTION REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW BY THE CITY GEOLOGIST AND GEOTECHNICAL ENGINEER REVIEWER. THE REPORT MUST INCLUDE THE RESULTS OF ALL DENSITY TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATION OF ALL DENSITY TESTS, LOCATIONS AND ELEVATIONS OF ALL KEYWAYS AND BACKDRAINS, LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACKDRAINS, AND LOCATIONS AND ELEVATION OF ALL REMOVAL BOTTOMS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AS–BUILT GEOLOGIC MAP.
3. ALL DEBRIES, AND EXPORT SHALL BE TAKEN FROM THE SITE TO A DISPOSAL AREA OUTSIDE OF THE COASTAL ZONE. THE DISPOSAL SITE IS SELECTED AT, SANITATION DISTRICT # 5, LOS ANGELES COUNTY, 5300 LOST HILLS ROAD CALABASAS, CA, PHONE # (818)889–1430.
4. GUTTERS AND DOWNSPOUTS ARE REQUIRED. DOWNSPOUTS SHOULD BE CONNECTED TO THE STORM DRAINS.
5. TEST SHOULD BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANTS AND REVISED IF NECESSARY, ACCORDINGLY.
6. SUBGRADE SOIL SHOULD BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS. FOUNDATION PLAN SHOULD BE REVIEWED AND REVISED BY THE GEOTECHNICAL CONSULTANTS AS REQUIRED.

BEST MANAGEMENT PRACTICES NOTES:

SELECTED BMPS (OR SUITES OF BMPS) SHALL BE DESIGNED TO TREAT, INFILTRATE OR FILTER STORM WATER FROM EACH RUNOFF EVENT, UP TO END INCLUDING THE 85TH PERCENTILE 24–HOUR RUNOFF EVENTS FOR VOLUME BASED BMPS, AND/OR THE 85TH PERCENTILE 1–HOUR RUNOFF EVENT, WITH AN APPROPRIATE SAFETY
FACTOR, FOR FLOW BASED BMPS.

RUNOFF SHALL BE CONVEYED IN A NON–EROSIVE MANNER.

RUNOFF SHALL BE DIRECTED AWAY FROM THE TRUNKS OF OAK.

ENERGY DISSIPATING MEASURES SHALL BE INSTALLED AT THE TERMINUS OF OUTFLOW DRAINS.

GRADING INSPECTION REQUIREMENTS:
THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS: (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK). (310) 456–2489, EXT. 312
A. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
B. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
D. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE. FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
E. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS–BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION."
F. SUB–DRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUB–DRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUB–DRAIN INSTALLATIONS. [3313.2]
G. FILL INSPECTION: (i) AFTER THE FILL PLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT. [3313.2] (ii) DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL. (iii) THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL [3313.7]
H. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.

NOTES:
1. THESE PLANS ARE ACCURATE FOR GRADING & DRAINAGE ONLY
2. BUILDING PLANS AND SECTIONS ARE PROVIDED BY THE PROJECT ARCHITECT.
3. ONSITE CONTOUR DATA PROVIDED BY OWNER. ALL ELEVATIONS SHOWN ARE APPROXIMATE.

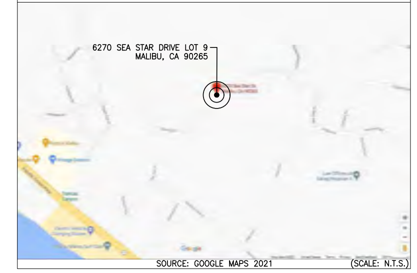
SOILS AND GEOLOGY REPORTS:

1. ALPINE GEOTECHNICAL, INC.:
    A. GEOLOGIC AND SOILS ENGINEERING INVESTIGATION, DATED JANUARY 22, 2007.
    B. UPDATE AND ADDENDUM LETTER, DATED MARCH 26, 2009.
    C. GEOLOGIC AND SOILS ENGINEERING INVESTIGATION, DATED SEPTEMBER 23, 2016.
    D. GEOLOGIC AND SOILS ENGINEERING INVESTIGATION, DATED FEBRUARY 28, 2017.
    E. GEOLOGIC SUMMARY LETTER, DATED DECEMBER 17, 2021.
2. LAND PHASES, INC.:
    A. CHANGE OF ENGINEERING GEOLOGIC CONSULTANT AND REPORT OF UPDATE ENGINEERING GEOLOGIC STUDY, NOVEMBER 15, 2017.
    B. ADDENDUM ENGINEERING GEOLOGIC REPORT # 1, DATED MAY 18, 2018.
    C. ADDENDUM ENGINEERING GEOLOGIC REPORT # 2, DATED AUGUST 10, 2018.
    D. ADDENDUM ENGINEERING GEOLOGIC REPORT # 3, DATED, MARCH 7, 2019.
    E. ENGINEERING GEOLOGIC UPDATE LETTER, DATED SEPTEMBER 20, 2021.
    F. ADDENDUM ENGINEERING GEOLOGIC REPORT #4, DATED NOVEMBER 10, 2021.
    G. CHANGE OF ENGINEERING GEOLOGIC CONSULTANT AND REPORT OF UPDATE ENGINEERING GEOLOGIC STUDY, MARCH 24, 2025.
3. CALWEST GEOTECHNICAL:
    A. UPDATE GEOTECHNICAL ENGINEERING REPORT AND CHANGE OF GEOTECHNICAL ENGINEERING CONSULTANT, DATED JANUARY 15, 2018.
    B. ADDENDUM GEOTECHNICAL ENGINEERING REPORT #1, DATED JUNE 11, 2018.
    C. SUPPLEMENTAL GEOTECHNICAL ENGINEERING REPORT, DATED AUGUST 13, 2018.
    D. UPDATE GEOTECHNICAL ENGINEERING REPORT, DATED SEPTEMBER 21, 2021.
    E. ADDENDUM GEOTECHNICAL ENGINEERING REPORT #2, DATED NOVEMBER 16, 2021.
    F. GEOTECHNICAL ENGINEERING REPORT, DATED MARCH 25, 2025.

NOTES TO CONTRACTOR:
CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR WILL FURTHER DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO OWNER:
OWNER WILL MAINTAIN DRAINAGE DEVICES & KEEP FREE OF DEBRIS AT ALL TIMES.

VICINITY MAP



SOURCE: GOOGLE MAPS 2021 (SCALE: N.T.S.)

CONSULTANTS

ARCHITECT
ALEX PETTAS ARCHITECTURE
11520 WASHINGTON BOULEVARD
LOS ANGELES, CA 90066
TEL: 310.390.0465

SURVEYOR
EPOCH LAND DEVELOPMENT CONSULTANTS
28118 AGOURA ROAD, SUITE 100
AGOURA HILLS, CA 91301
TEL: 818.991.0201

GEOLOGIST–SEPTIC SYSTEM ONLY
ALPINE GEOTECHNICAL, INC.
P.O. BOX 5417
VENTURA, CA 93005
TEL: 805.658.9000

GEOLOGIST
LAND PHASES, INC.
5158 COCHRAN STREET
SIMI VALLEY, CA 93063
TEL: 805.522.5174

GEOTECHNICAL ENGINEER
CALWEST GEOTECHNICAL
889 PIERCE COURT, SUITE 101
THOUSAND OAKS, CA 91360
TEL: 818.991.7148

STRUCTURAL ENGINEER
KURT FISCHER STRUCTURAL ENGINEERING
17547 VENTURA BOULEVARD, STE 305
ENCINO, CA 91316
TEL: 818.874.1445

DRAWING INDEX

SHEET	DESCRIPTION
C–1	TITLE SHEET & NOTES
C–2	EXISTING SURVEY PLAN
C–3	GRADING PLAN
C–4	DRAINAGE PLAN
C–5	GRADING & DRAINAGE DETAILS
C–6	GRADING & DRAINAGE DETAILS

GENERAL INFORMATION

ADDRESS: 6270 SEA STAR DRIVE LOT 9, MALIBU, CA 90265
PROPERTY OWNER: SEASLUG LLC
ASSESSOR'S ID NUMBER: 4469–047–025
PROPERTY TYPE: RR2
INTENDED LAND USE: SINGLE–FAMILY RESIDENCE
AREA: 57,555.41 S.F. (1.321 ACRES)
LEGAL DESCRIPTION: REFER TO SURVEY

PRELIMINARY - NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLANS

FOR
6270 SEA STAR DRIVE LOT 9
MALIBU, CALIFORNIA, 90265

PLAN PREPARED BY:
EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER No. 69089 CIVIL STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE: TITLE SHEET & NOTES
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-1
SHEET 1 OF 6 SHEETS

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

LEGEND:

- PROPERTY LINE
- (E) EASEMENT
- (E) IMPERMEABLE SURFACE
- (E) RETAINING WALL

NOTES:

1. THIS PLAN IS ACCURATE FOR EXISTING SURVEY PLAN ONLY.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025.

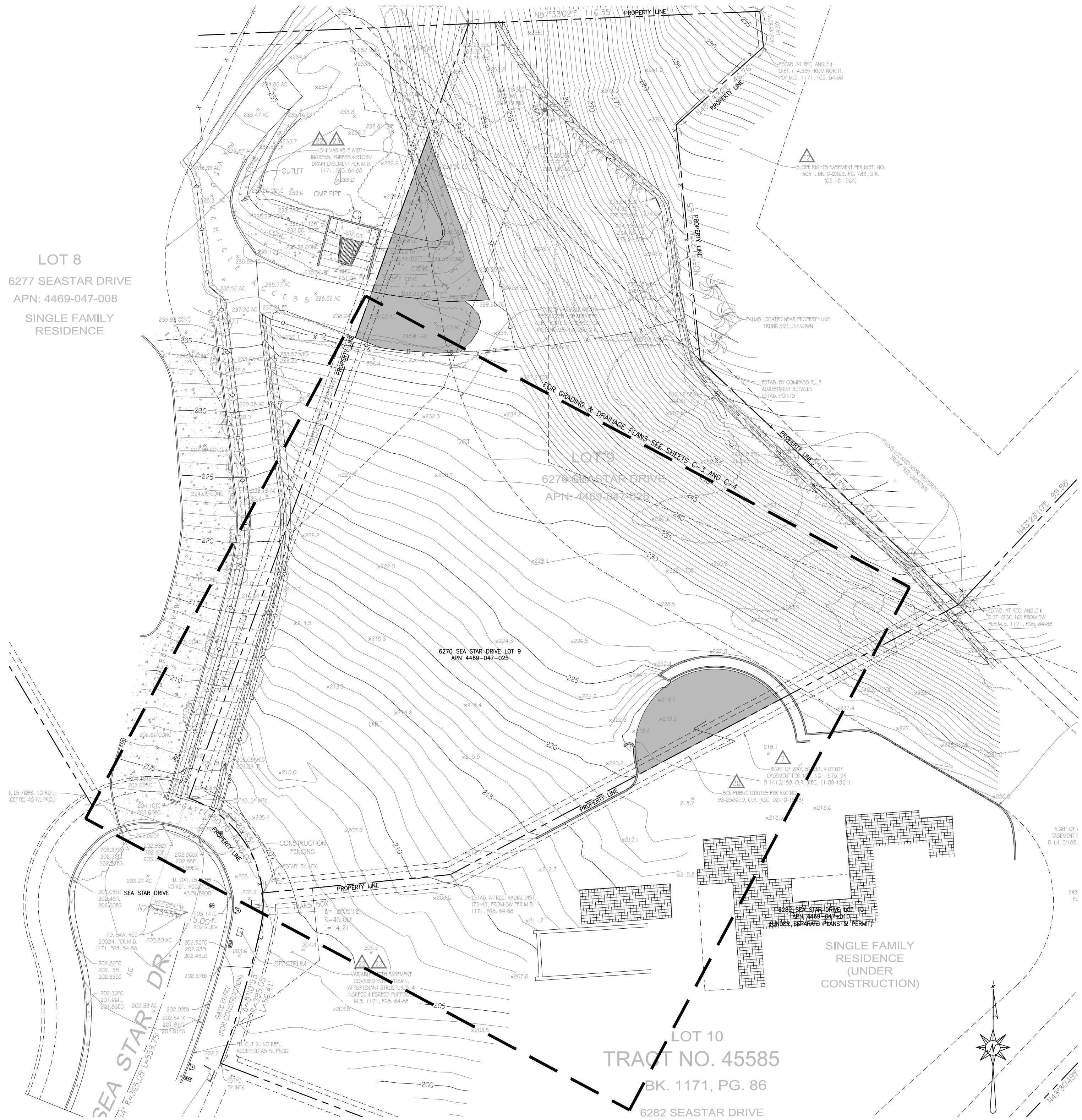
PRE-DEVELOPMENT

TOTAL SITE AREA = 57,555.41 SF
TOTAL PERVIOUS AREA = 53,829.19 SF
TOTAL % PERVIOUS AREA = 93.5%
TOTAL IMPERVIOUS AREA = 3,726.22 SF
TOTAL % IMPERVIOUS AREA = 6.5%

ABBREVIATIONS:

AC	ASPHALT CONCRETE	ø	DIAMETER	GB	GRADE BREAK	PSP	PER SEPARATE PLANS/PERMIT
A.C.	AIR CONDITIONER	DFF	DECK FINISHER FLOOR	INV	INVERT	PVC	POLYVINYL CHLORIDE PIPE
AGH	ABOVE GRADE HEIGHT	DFS	DECK FINISHED SURFACE	LID	LOW IMPACT DEVELOPMENT	R&R	REMOVAL AND RECOMPACTION
BMP	BEST MANAGEMENT PRACTICE	DS	ROOF DOWN SPOUT	MIN.	MINIMUM	SD	STORM DRAIN
BOT	BOTTOM OF TANK	EG	EXISTING GROUND	MFR	MANUFACTURER	SF	SQUARE FEET
BS	BOTTOM OF STAIRS	ELECT.	ELECTRICAL	MH	MANHOLE	SS	SANITARY SEWER
BW	BOTTOM OF WALL	ELEV	ELEVATION	(N)	NEW	TBD	TO BE DETERMINED
℄	CENTERLINE	(E)	EXISTING	N.T.S.	NOT TO SCALE	TC	TOP OF CURB
CAB	CRUSHED AGGREGATE BASE	FF	FINISHED FLOOR	OVFL	OVERFLOW	TF	TOP OF FENCE
CMB	CRUSHED MISC. BASE	FG	FINISHED GRADE	(P)	PROPOSED	TG	TOP OF GRATE
CMU	CONCRETE MASONRY UNIT	FS	FINISHED SURFACE	PA	PLANTING AREA	TOT	TOP OF TANK
CB	CATCH BASIN	FL	FLOW LINE	PL	PROPERTY LINE	TS	TOP OF STAIRS
CF	CUBIC FEET	FM	FORCE MAIN	PCC	PORTLAND CEMENT CONRETE	TW	TOP OF WALL
CFS	CUBIC FEET PER SECOND	GAL	GALLON	POC	POINT OF CONNECTION	VIF	VERIFY IN FIELD
CIP	CAST IN PLACE			POD	POINT OF DISCHARGE	WS	WATER SURFACE
CONC	CONCRETE						

PRELIMINARY - NOT FOR CONSTRUCTION



1 EXISTING SURVEY PLAN

Scale: 1"=20'

PLAN PREPARED BY:
EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER No. 69089 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: EXISTING SURVEY PLAN
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-2
SHEET 2 OF 6 SHEETS

LEGEND:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) LIMITS OF DISTURBED AREA AND GRADING
- (P) LIMITS OF R&R
- (P) RETAINING WALL (PSP)
- (P) LANDSCAPE WALL (PSP)
- (E) RETAINING WALL
- 225 (P) CONTOUR
- (P) DRAINAGE PIPE
- (P) SWALE
- (P) FRENCH DRAIN
- (P) PRESSURE PIPE
- (P) ELECTRICAL PIPE
- (P) VENTILATION PIPE
- (P) CONCRETE (IMPERVIOUS)
- (P) PORCELAIN PAVERS (IMPERVIOUS)
- (P) CIP CONCRETE (IMPERVIOUS)
- (P) CONCRETE PAVER (IMPERVIOUS)
- (P) GRAVEL (PERVIOUS)
- (P) PLANTER AREA (PERVIOUS)
- DIRECTION OF SURFACE FLOW
- (P) ROOF DOWNSPOUT
- (P) AREA DRAIN
- (P) DRAINAGE PIPE CLEANOUT
- (P) CATCH BASIN
- BORING (B-X-X) AND TEST PIT (TP-X-X) PER ALPINE GEOTECHNICAL
- TEST PIT (TP-X) PER LAND PHASES, INC.

NOTES:

1. THIS PLAN IS ACCURATE FOR GRADING PLAN ONLY.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025. ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
3. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL PROJECT PLANS & SPECIFICATIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH WORK. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD-VERIFIED BY CONTRACTOR. CONTRACTOR SHALL BE REPONSIBLE FOR NOTIFYING ENGINEER IN WRITING IN THE EVENT OBSERVED DIMENSIONS DIFFER FROM DIMENSIONS SHOWN ON THE GRADING AND DRAINAGE PLANS.
5. ALL EXISTING AND PROPOSED UTILITIES, ESPECIALLY THOSE WITH ACCESS PORTS TO GRADE WITHIN AREAS TO BE DISTURBED SHALL REMAIN PROTECTED IN PLACE BY CONTRACTOR.
6. REFER TO ALL NOTES PER THESE PLANS.

GRADING PLAN KEYNOTES:

1. INSTALL RETAINING WALL. HEIGHT PER PLAN. STRUCTURAL DESIGN BY OTHERS PER SEPARATE PERMIT. WHEN RETAINING WALL IS CONSTRUCTED WITH V GUTTER DRAINAGE. SEE DETAIL 2 ON SHEET C-5.
2. INSTALL LANDSCAPE WALL. HEIGHT PER PLAN. STRUCTURAL DESIGN BY OTHERS PER SEPARATE PERMIT.
3. EXISTING CONCRETE DRIVEWAY TO REMAIN.
4. INSTALL COBBLE STONE DRIVEWAY. DETAIL TO BE PROVIDED BY OTHERS PER SEPARATE PLANS.
5. (E) WALL OR FENCE TO REMAIN OR REPAIR AS NEEDED.
6. (E) WALL OR FENCE TO BE REMOVED BY OTHERS.
7. (P) LOCATION OF ONSITE WASTEWATER SYSTEM TREATMENT SYSTEM. DESIGN BY OTHERS PER SEPARATE PLANS.
8. (E) RETAINING WALL TO REMAIN.
9. (P) FENCE. DESIGN BY OTHERS PER SEPARATE PLANS.

SOILS ENGINEER NOTES:

1. THE NEW BUILDING STRUCTURES, SPORTS COURT AND RETAINING WALLS ARE TO BE CONSTRUCTED WITH A CONVENTIONAL FOUNDATION SYSTEM PLACED ON AT LEAST 4' OF CERTIFIED COMPACTED FILL, OR TO A DEPTH THAT EXPOSES DENSE COMPETENT NATIVE TERRACE TERRACE DEPOSITS, WHICHEVER RESULTS IN A THICKER COMPACTED FILL CAP, AND EXTEND 5' MIN. BEYOND IN ALL DIRECTIONS PER THE SOILS REPORT AS REQUIRED AND INDICATED PER THIS PLAN.
2. THE NEW SLABS ON GRADE, DRIVEWAY AND DECKS ARE TO BE CONSTRUCTED WITH A CONVENTIONAL FOUNDATION SYSTEM PLACED ON AT LEAST 3' OF CERTIFIED COMPACTED FILL, OR TO A DEPTH THAT EXPOSES DENSE COMPETENT NATIVE TERRACE TERRACE DEPOSITS, WHICHEVER RESULTS IN A THICKER COMPACTED FILL CAP, AND EXTEND 3' MIN. BEYOND IN ALL DIRECTIONS PER THE SOILS REPORT AS REQUIRED AND INDICATED PER THIS PLAN.
3. SURFACE SOILS FOUND ON THE PROJECT ARE SUITABLE FOR USE IN COMPACTED FILLS, PROVIDED THAT THE SOILS ENGINEER REVIEWS AND APPROVES ALL MATERIAL.

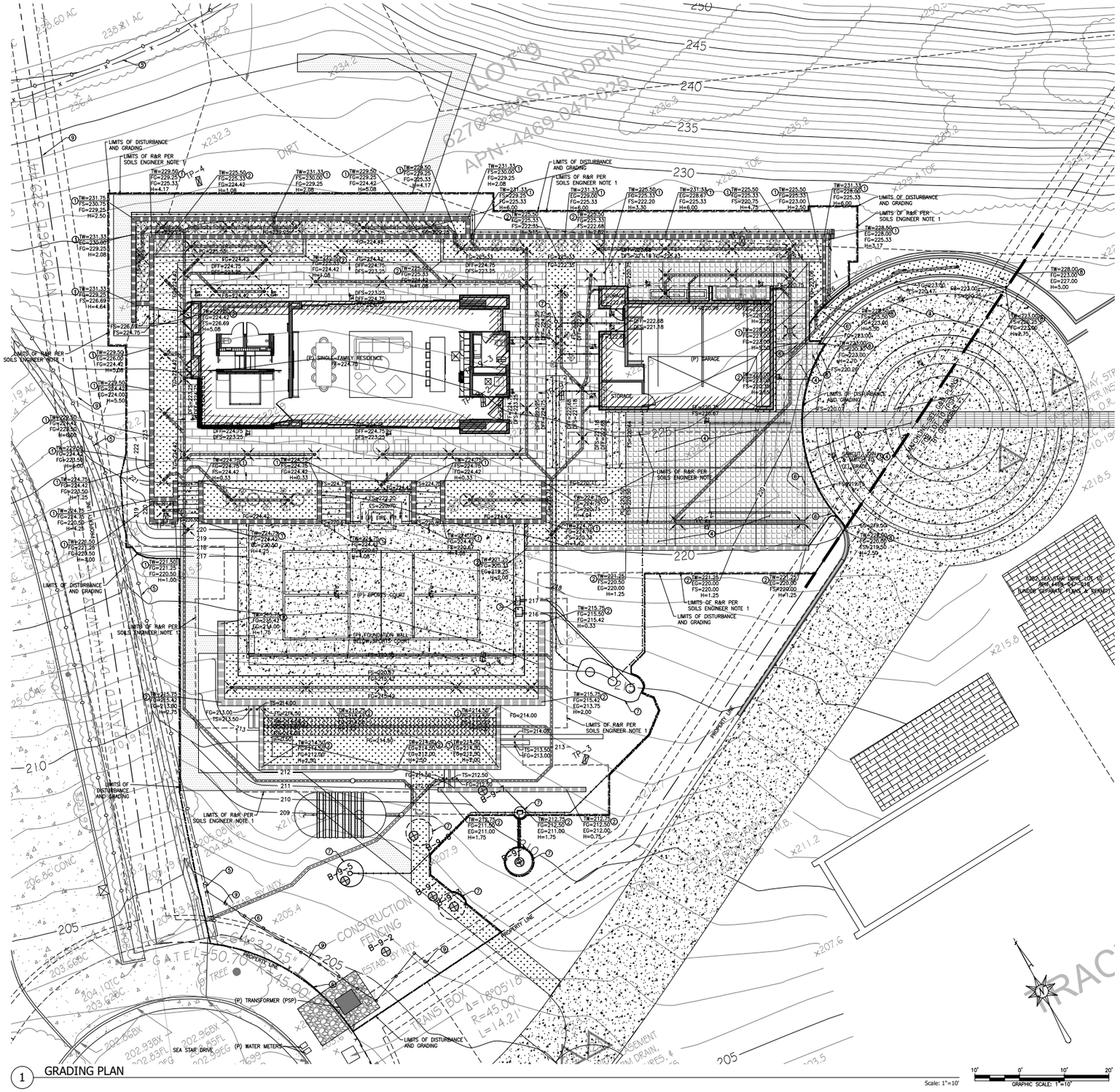
GRADING CALCULATIONS NOTE:

1. GRADING CUT AND FILL CALCULATIONS ARE PROVIDED ON SHEET C-1.

PROPRIETARY MANUFACTURER NOTES:

1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.

PRELIMINARY - NOT FOR CONSTRUCTION



1 GRADING PLAN

Scale: 1"=10'

GRAPHIC SCALE: 1"=10'

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

V.NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENROTH No. 85018 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: GRADING PLAN
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-3
SHEET 3 OF 6 SHEETS

REVISION DATES: (DESIGN STAGE ONLY)

ERD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

LEGEND:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) RETAINING WALL (PSP)
- (P) LANDSCAPE WALL (PSP)
- (E) RETAINING WALL
- 225 (P) CONTOUR
- (P) DRAINAGE PIPE
- (P) SWALE
- (P) FRENCH DRAIN
- (P) PRESSURE PIPE
- (P) ELECTRICAL PIPE
- (P) VENTILATION PIPE
- (P) CONCRETE (IMPERVIOUS)
- (P) PORCELAIN PAVERS (IMPERVIOUS)
- (P) CIP CONCRETE (IMPERVIOUS)
- (P) CONCRETE PAVER (IMPERVIOUS)
- (P) GRAVEL (PERVIOUS)
- (P) PLANTER AREA (PERVIOUS)
- DIRECTION OF SURFACE FLOW
- (P) ROOF DOWNSPOUT
- (P) AREA DRAIN
- (P) DRAINAGE PIPE CLEANOUT
- (P) CATCH BASIN
- BORING (B-X-X) AND TEST PIT (TP-X-X) PER ALPINE GEOTECHNICAL
- TEST PIT (TP-X) PER LAND PHASES, INC.

NO DUMPING · THIS DRAINS TO OCEAN

LABEL ALL DRAIN INLETS

NOTES:

1. THIS PLAN IS ACCURATE FOR DRAINAGE PLAN ONLY.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025. ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
3. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL PROJECT PLANS & SPECIFICATIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH WORK. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD-VERIFIED BY CONTRACTOR. CONTRACTOR SHALL BE REPONSIBLE FOR NOTIFYING ENGINEER IN WRITING IN THE EVENT OBSERVED DIMENSIONS DIFFER FROM DIMENSIONS SHOWN ON THE GRADING AND DRAINAGE PLANS.
5. ALL EXISTING AND PROPOSED UTILITIES, ESPECIALLY THOSE WITH ACCESS PORTS TO GRADE WITHIN AREAS TO BE DISTURBED SHALL REMAIN PROTECTED IN PLACE BY CONTRACTOR.
6. REFER TO ALL NOTES PER THESE PLANS.

DRAINAGE PLAN KEYNOTES:

1. APPROX. LOCATION OF ROOF DOWNSPOUT PER ARCHITECTURAL PLANS. ARCHITECT TO PROVIDE ROOF DOWNSPOUTS WHERE NECESSARY. ROOF DOWNSPOUTS SHALL DRAIN TO DRAIN TO DRAINAGE SYSTEM DEVICE PER PLAN.
2. INSTALL 6"ø AREA DRAIN WITH GRATE. SEE DETAIL 1 ON SHEET C-5.
3. INSTALL 4"ø DRAINAGE PIPE. ALL DRAINAGE PIPES SDR 35 PVC, S=1% MIN. UNLESS OTHERWISE NOTED.
4. INSTALL 6"ø DRAINAGE PIPE. ALL DRAINAGE PIPES SDR 35 PVC, S=1% MIN. UNLESS OTHERWISE NOTED.
5. INSTALL 8"ø DRAINAGE PIPE. ALL DRAINAGE PIPES SDR 35 PVC, S=1% MIN. UNLESS OTHERWISE NOTED.
6. INSTALL 12" WIDE CONCRETE INTERCEPTOR V-DITCH. SEE DETAIL 3 ON SHEET C-5.
7. INSTALL 12"x12" CATCH BASIN, PRECON PRODUCTS OR APPROVED EQUAL. SEE DETAIL 5 ON SHEET C-5.
8. INSTALL 6" OR 12" WIDE ACCO TRENCH DRAIN. SEE DETAIL 4 ON SHEET C-5.
9. INSTALL 6"ø PERFORATED FRENCH DRAIN PIPE AND 4' WIDE FRENCH DRAIN TRENCH. SEE DETAIL 6 ON SHEET C-5.
10. INSTALL 6"ø AREA DRAIN/CLEANOUT WITH GRATE. SEE DETAIL 1 ON SHEET C-5.
11. INSTALL STORMWATER PREFILTER. SEE DETAIL 4 ON SHEET C-6.
12. INSTALL STORMWATER CAPTURE AND USE CISTERN AND DETENTION TANK. SEE DETAIL 1 ON SHEET C-6.
13. INSTALL FORCE MAIN (SIZE TBD) TO POINT OF CONNECTION FOR IRRIGATION CONSULTANT.
14. INSTALL 8"x8"x8" DRAINAGE DIVERSION WITH FITTINGS TO DRAIN STORMWATER RUNOFF TO SELECTED BMP DRAINAGE SYSTEM DEVICE PER PLAN. OVERFLOW IS DIVERTED TO STORMWATER OUTLET STRUCTURE. ALL DRAINAGE PIPES SDR 35, S=1% MIN. UNLESS OTHERWISE NOTED. SEE DETAIL 2 ON SHEET C-6.

PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.

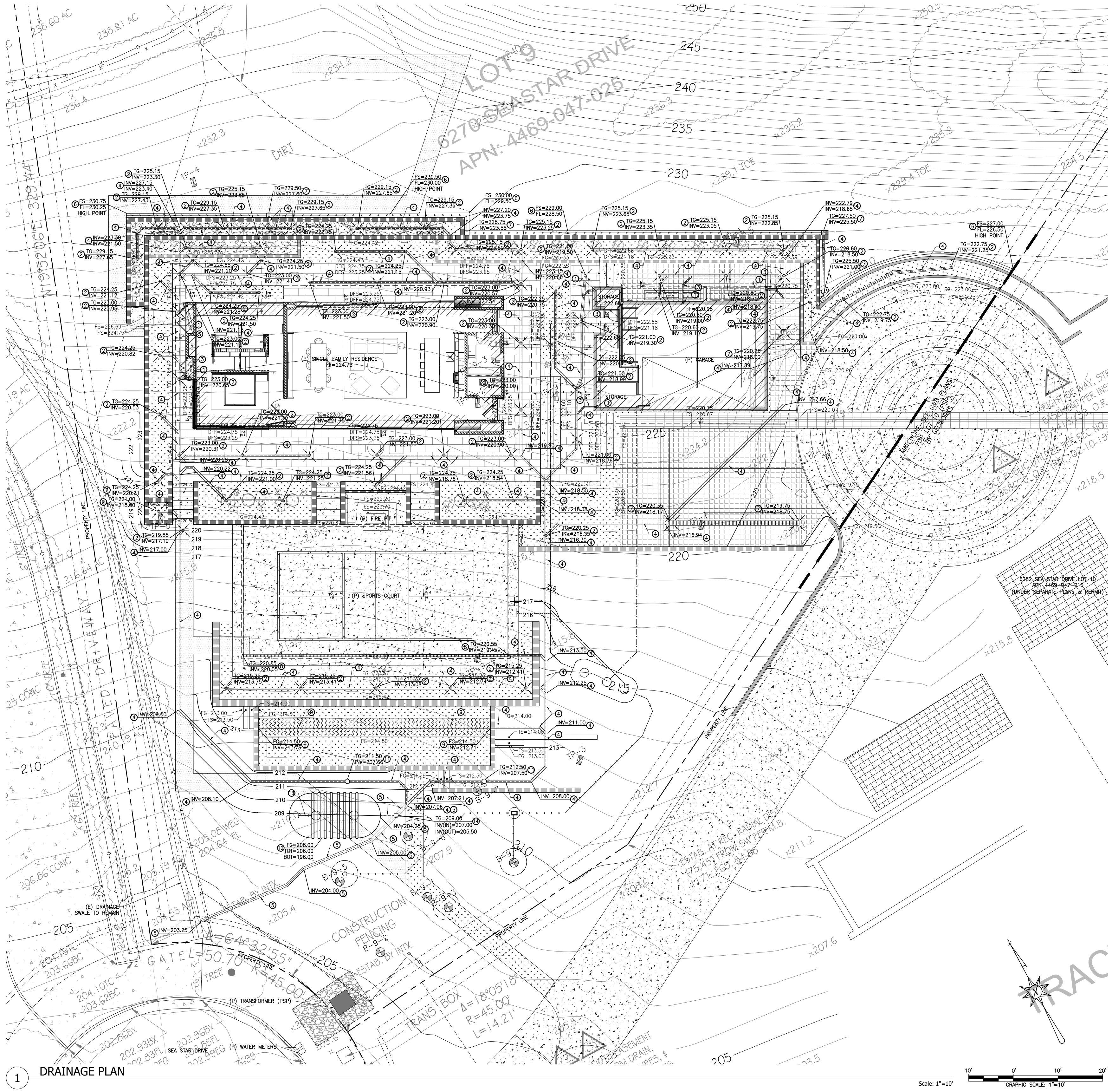
POST-DEVELOPMENT

TOTAL SITE AREA = 57,555.41 SF
TOTAL DISTURBED AREA = 20,894.58 SF
TOTAL PERVIOUS AREA = 7,209.48 SF
TOTAL % PERVIOUS AREA = 34.5%
TOTAL IMPERVIOUS AREA = 13,685.10 SF
TOTAL % IMPERVIOUS AREA = 65.5%

IMPERVIOUS AREA CALCULATIONS

	PRE-DEVELOPMENT (SF)	POST-DEVELOPMENT (SF)
STRUCTURE ROOFS	0.00	5,028.62
DRIVEWAY	1,267.84	2,440.98
SPORTS COURT	0.00	2,185.01
STAIRS & WALKWAYS	0.00	1,572.11
STORM DRAIN EASEMENT	2,458.38	2,458.38
TOTAL	3,726.22	13,685.10

PRELIMINARY - NOT FOR CONSTRUCTION



1 DRAINAGE PLAN

Scale: 1"=10'

GRAPHIC SCALE: 1"=10'

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REVISION DATES (DESIGN STAGE ONLY)

PLAN PREPARED BY:
EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

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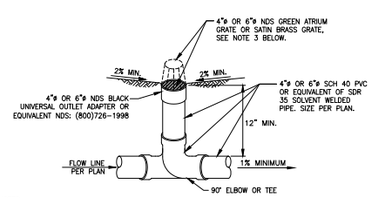
SHEET TITLE: DRAINAGE PLAN
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9
MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724

DRAWING NO. C-4

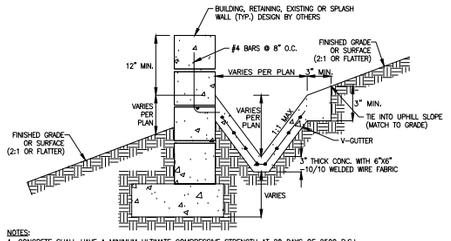
SHEET 4 OF 6 SHEETS



NOTES:
1. ALL PIPE SIZES PER PLAN SCH 40 PVC OR EQUIVALENT.
2. SLOPE ADJACENT AREAS TOWARD DRAINS, LOCATE DRAINS INCONSPICUOUSLY IN PLANTERS WHERE POSSIBLE.
3. FOR ALL NDS AREA DRAIN GRATES, CLIENT AND CONTRACTOR HAVE BEEN PROVIDED DIFFERENT OPTIONS LISTED ABOVE AND MAY CHOOSE THE PART NUMBER DEPENDING ON LOCATION AND TYPE OF GRATE SURFACE TO BLEND IN WITH THE SURROUNDING ENVIRONMENT. OTHER GRATE STYLES AND COLORS ARE AVAILABLE UPON REQUEST. FLAT GRATES SHALL BE PROVIDED PAVED AREAS AND ATRIUM GRATES IN PLANTER AREAS.

1 AREA DRAIN TYPICAL DETAIL

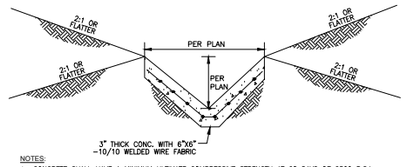
Scale: N.T.S.



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 P.S.I.
2. REINFORCING SHALL BE 6" X 6" – W1.4 X W1.4 WELDED WIRE MESH (W.W.M.) OR APPROVED EQUAL.
3. GROUND SHALL BE PRE-WETTED TO THE SATISFACTION OF THE BUILDING OFFICIAL OR ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

2 V-GUTTER AT WALL TYPICAL DETAIL

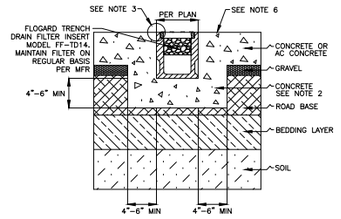
Scale: N.T.S.



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 P.S.I.
2. REINFORCING SHALL BE 6" X 6" – W1.4 X W1.4 WELDED WIRE MESH (W.W.M.) OR APPROVED EQUAL.
3. GROUND SHALL BE PRE-WETTED TO THE SATISFACTION OF THE BUILDING OFFICIAL OR ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

3 INTERCEPTOR DRAIN TYPICAL DETAIL

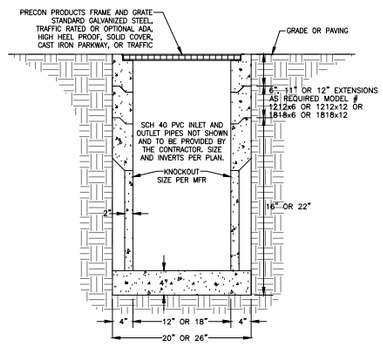
Scale: N.T.S.



TRENCH DRAIN NOTES:
1. IT IS NECESSARY TO ENSURE THE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR THE EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
2. A CONCRETE STRENGTH OF 4000 PSI IS RECOMMENDED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
4. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.
5. WHERE USED WITHIN A SUSPENDED SLAB, ENGINEERING ADVICE MUST BE SOUGHT.
6. THE GRAVEL COURSE ADJACENT TO THE CHANNEL EDGE MUST BE FULLY BONDED TO THE CONCRETE SURROUND.
7. EXPANSION AND CRACK CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND THE CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
8. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.

4 TRENCH DRAIN TYPICAL DETAIL

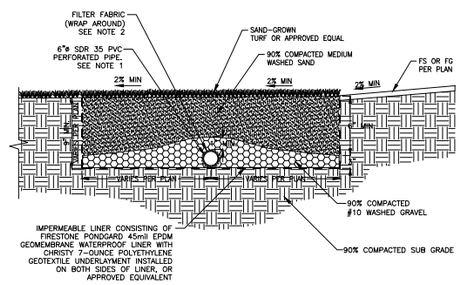
Scale: N.T.S.



NOTE:
1. REFER TO PRECON PRODUCTS SPECIFICATIONS FOR FURTHER DETAILS. FOR CATCH BASIN MANUFACTURER CALL (805) 527-0841 OR WWW.PRECONPRODUCTS.COM.

5 CATCH BASIN TYPICAL DETAIL

Scale: N.T.S.



NOTES:
1. PIPE SPECIFICATIONS: DRAIN PIPE SHALL BE A MINIMUM OF 4"ø SDR 35 PVC PIPE OR GREATER SHALL BE USED, OR AS APPROVED BY ENGINEER. TWO (2) ROWS OF PERFORATIONS 3/8"ø SHALL BE 120-DEGREES APART AND HOLES SHALL BE SPACED LONGITUDINALLY AT 4" ON CENTER OR AS RECOMMENDED BY THE SOILS ENGINEER AND APPROVED BY THE ENGINEER. PERFORATIONS SHALL BE PLACED FACING DOWN TO PREVENT CLOGGING AND TO MAXIMIZE WATER COLLECTION.
2. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUIVALENT. FABRIC OF POLYPROPYLENE OR POLYESTER FIBERS OR COMBINATION OF BOTH, WITHFLOW RATE RANGE FROM 110 TO 330 GPM/SQ.FT. WHEN TESTED ACCORDING TO ASTM D4491.
3. SUBDRAIN SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM OR APPROVED OUTLET.
4. WHEN CONSTRUCTING TRENCH FOR SUBDRAIN, THE SURROUNDING NATIVE SOIL SHOULD BE MINIMALLY DISTURBED TO PREVENT FUTURE CLOGGING.

6 FRENCH DRAIN DETAIL

Scale: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.

1. THESE PLANS ARE ACCURATE FOR GRADING & DRAINAGE PLAN ONLY.
2. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025. ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
3. ALL DRAINAGE PIPES SHALL BE SCH 40 PVC, S=1.0% MIN. WITH 12" MIN. COVER. ALL DRAINAGE PIPES SHALL BE WATERTIGHT AND DISCHARGE DIRECTLY TO THE LOCATION SPECIFIED BY THE PROJECT CIVIL ENGINEER.
4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING (CBC 2013 SECTION 1804.3).
5. PLANTERS AND LAWNS ADJACENT TO THE BUILDINGS SHOULD BE AVOIDED. IF PLANTERS ARE PLANNED ADJACENT TO THE BUILDINGS, THE WALLS AND BOTTOMS OF THE PLANTERS SHOULD BE WATERPROOFED AND A DRAINAGE SYSTEM SHOULD BE PROVIDED AT THE PLANTERS TO CARRY WATER AWAY FROM THE BUILDING FOOTINGS. ROOF DRAINAGE PROVIDED BY ARCHITECT AND THEY SHALL DESIGN ROOF GUTTERS & DOWNSPOUTS WHERE NECESSARY AND CONNECT TO THE DRAINAGE SYSTEM PER THESE PLANS.
6. SECURE PERMISSION FROM COUNTY ENGINEER FOR CONSTRUCTION, GRADING AND/OR DISCHARGE WITHIN STREET RIGHT-OF-WAY.
7. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
8. CONTRACTOR MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN ELEVATION DIFFERENCE SHALL BE PROVIDED AS AN AS-BUILT CONDITION.
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING TOPOGRAPHY AND GRADES PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DISCREPANCIES OR REQUIRED DESIGN CHANGES SO THE APPROPRIATE MODIFICATIONS CAN BE MADE.
10. THE CONTRACTOR SHALL ENSURE THAT ALL EASEMENTS ARE ADEQUATELY LOCATED AND STAKED PRIOR TO ANY CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES. UNDERGROUND ALERT SHALL BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO DIGGING. CALL 1-800-227-2600. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
12. THE APPROVED GEOLOGY AND GEOTECHNICAL REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS. COPIES OF THESE REPORTS SHOULD BE MAINTAINED ON SITE DURING SITE DEVELOPMENT. REFER TO THE LIST OF GEOLOGY REPORTS FOR SUBJECT PROPERTY ON SHEET C-1.
13. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD-VERIFIED BY CONTRACTOR. CONTRACTOR SHALL BE REPONSIBLE FOR NOTIFYING ENGINEER IN WRITING IN THE EVENT OBSERVED DIMENSIONS DIFFER FROM DIMENSIONS SHOWN ON THE DRAINAGE PLANS.
14. IN THE EVENT THAT THE SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED IN THESE DOCUMENTS, AND DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF WORK COVERED IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY, AND BEFORE SUCH CONDITIONS ARE DISTURBED, NOTIFY THE ENGINEER IN WRITING OF SUCH CHANGED CONDITIONS.
15. ALL BUILDING DIMENSIONS, ELEVATIONS, AND LOCATIONS PER ARCHITECTURAL PLANS.
16. ALL RETAINING WALLS TO BE CONSTRUCTED BY OTHERS PER SEPARATE PERMIT.
17. CHEMICAL TESTING OF ON-SITE SOILS PER UBC REQUIREMENTS WILL BE PERFORMED AT ROUGH GRADE CERTIFICATE.
18. EARTHMOVING DURING THE RAINY SEASON (EXTENDING FROM NOVEMBER 1 TO MARCH 31) SHALL BE PROHIBITED FOR DEVELOPMENT THAT INCLUDES GRADING ON SLOPES EQUAL TO OR STEEPER THAN 4 TO 1 OR ON OR ADJACENT TO ESHA. APPROVED GRADING OPERATIONS SHALL NOT BE UNDERTAKEN UNLESS THERE IS SUFFICIENT TIME TO COMPLETE GRADING OPERATIONS BEFORE THE RAINY SEASON. IF GRADING OPERATIONS ARE NOT COMPLETED BEFORE THE RAINY SEASON BEGINS, GRADING SHALL BE HALTED AND TEMPORARY EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE TO MINIMIZE EROSION UNTIL GRADING RESUMES AFTER MARCH 31. UNLESS THE PLANNING DIRECTOR OF DEPUTY BUILDING OFFICIAL DETERMINES THAT COMPLETION OF GRADING WOULD BE MORE PROTECTIVE OF RESOURCES.

   THE DEPUTY BUILDING OFFICIAL MAY APPROVE GRADING DURING THE RAINY SEASON TO REMEDIATE HAZARDOUS GEOLOGIC CONDITIONS THAT ENDANGER PUBLIC HEALTH AND SAFETY.
19. FOUNDATION AND POOL SUB DRAINS AND BACK DRAINS OF RETAINING WALLS NOT SHOWN. CONTRACTOR SHALL DISCHARGE ALL SUB DRAINS AND BACK DRAINS UNDER THE DIRECTION OF THE SOILS ENGINEER. SOILS ENGINEER SHALL DOCUMENT THE LOCATIONS OF ALL SUB DRAIN AND BACK DRAIN OUTLETS.
20. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT, BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
21. IF THE ACCESS BETWEEN RETAINING WALL AND THE TEMPORARY EXCAVATION PREVENTS THE USE OF COMPACTION EQUIPMENT, RETAINING WALLS SHOULD BE BACKFILLED WITH 3/4" CRUSHED GRAVEL TO WITHIN 2-FT OF GROUND SURFACE.
22. IF THE AREA BETWEEN THE WALL AND THE EXCAVATION EXCEEDS 24 INCHES, THE GRAVEL MUST BE VIBRATED OR WHEEL-ROLLED AND TESTED FOR COMPACTION. THE UPPER 2-FT OF BACK FILL ABOVE THE GRAVEL SHOULD CONSIST OF A COMPACTED FILL BLANKET TO THE SURFACE.
23. VERTICAL EXCAVATION IS LIMITED TO THE MAXIMUM DEPTH OF 5-FT. DEPTH OF VERTICAL EXCAVATION IN EXCESS OF 5-FT. MUST BE TRIMMED TO A 1:1 GRADIENT.
24. ALL EXCAVATIONS SHALL COMPLY WITH OSHA STANDARDS.
25. ENGINEER OR AUTHORIZED AGENT TO CONDUCT PERIODIC INSPECTIONS, INCLUDING AT A MINIMUM VERIFICATION OF STAKED SITE LAYOUT, OBSERVATION OF INSTALLED PIPING PRIOR TO BURIAL, AND SYSTEM STARTUP. IF SYSTEM DESIGNER DOES NOT OBSERVE THE CONSTRUCTION, ALL LIABILITY IS RELEASED TO THE INSTALLER.
26. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL PROJECT PLANS & SPECIFICATIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
27. ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK.
28. AS NECESSARY AND UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL THOROUGHLY INSPECT AND FLUSH ALL DRAINAGE DEVICES AND PIPES TO REMOVE ANY DIRT OR OTHER MATERIAL SO THEY ARE NOT CLOGGED, DAMAGED, AND THAT THEY ARE FUNCTIONING PROPERLY.
29. CONTRACTOR SHALL PROVIDE A COMPLETE WORKING SYSTEM, & WARRANT ALL MATERIALS FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR.
30. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
31. PRIOR TO SYSTEM STARTUP, CONTRACTOR TO PRESSURE TEST ALL LINES, INCLUDING AIR VENTS (USE STIRRED VALVES FOR EASY READINGS). PRESSURE TESTING TO BE CONDUCTED IN THE PRESENCE OF OWNER OR ENGINEER.
32. **IT IS ILLEGAL TO DISCHARGE THE WATER CONTAINED IN A POOL, SPA, AND/OR WATER FEATURE TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER LMC 13.04.060(D)(5). A NEW SIGN SHALL BE POSTED BY THE CONTRACTOR STATING THIS IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.**
33. A CURB AND GUTTER FRONTING THE PROPOSED PROJECT, IF DAMAGED DURING CONSTRUCTION, WILL NEED TO BE REMOVED AND REPLACED (ACCORDING TO CITY STANDARDS), AND SHALL BE PAID FOR BY THE APPLICANT.
34. ALL SURVEY MONUMENTS, STREET LIGHTS, AND UNDERGROUND UTILITIES, AND ANY EXISTING OFF-SITE IMPROVEMENTS AFFECTED BY THE CONSTRUCTION SHALL BE RE-ESTABLISHED ACCORDING TO THE CITY STANDARDS, AND SHALL BE PAID FOR BY THE APPLICANT. NO PRIVATELY-OWNED STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

7 CONSTRUCTION NOTES

Scale: N.T.S.

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25



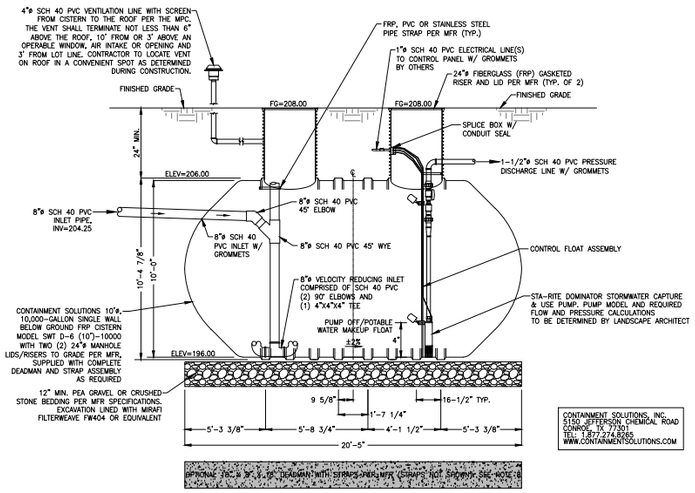
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SHEET TITLE: GRADING & DRAINAGE DETAILS
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-5
SHEET 5 OF 6 SHEETS

REVISION DATES (DESIGN STAGE ONLY)
EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

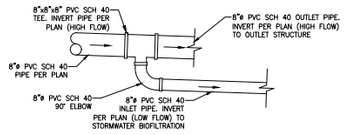


PROFILE VIEW

CISTERN NOTES:
1. CONTRACTOR TO FOLLOW TANK MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT CONTAINMENT SOLUTIONS OR DESIGN ENGINEER.
2. CISTERN AND ALL MANHOLES SHALL BE GAS AND WATER TIGHT. VENT TO ROOF IN ACCORDANCE WITH THE LOS ANGELES PLUMBING CODE (LAPC).
3. THE MAXIMUM BURIAL DEPTH IS PER THE TANK MANUFACTURER. FOR DEEPER BURIAL DEPTHS CONTACT MANUFACTURER.
4. REFER TO TANK NOTES PER DETAIL 2 THIS SHEET.
5. TANK SHALL BE PERMANENTLY MARKED WITH THE FOLLOWING, "RAIN WATER REUSE SYSTEM, CAUTION-UNSAFE WATER."
6. ALL PUMPS, FLOAT AND CONTROL PANEL WIRING SUBMITTALS SHALL BE PROVIDED BY THE CONTRACTOR TO THE SYSTEM DESIGNER PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.
7. CONTRACTOR SHALL PROVIDE SCREEN ON VENT PIPES, INLETS, AND OVERFLOW PIPES SO THAT THE OPENINGS ARE PROTECTED FROM THE ENTRANCE OF INSECTS, BIRDS, OR RODENTS INTO THE TANK AND PIPING SYSTEMS. SCREENS SHALL HAVE AN APERTURE OF NOT GREATER THAN 1/8 OF AN INCH AND SHALL BE SELF-CLOSING FITTINGS.
8. IN LIEU OF DEADMEN, CONTRACTOR MAY CONSTRUCT SUB-DRAIN IN BASE OF ROCK OF CISTERN AND DAYLIGHT SUB-DRAIN IN SUITABLE AREA.
9. PROVIDE ENGINEER SUBMITTALS PRIOR TO ORDERING SYSTEM. SEE GENERAL NOTES 44 AND 45 PER SHEET C-1 AND ALL NOTES HEREIN.

1 CISTERN/DETENTION TANK DETAIL

Scale: N.T.S.



NOTES:
1. ALL FITTINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

2 DRAINAGE DIVERSION DETAIL

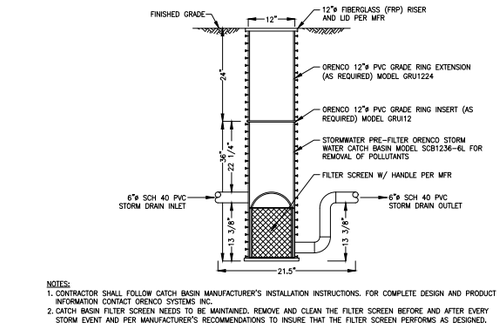
Scale: N.T.S.

PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.

(A) TANKS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CERTIFIED BY MANUFACTURER AND/OR CONTRACTOR.
(B) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FROM TANK MANUFACTURER DETAILING TANK PENETRATIONS, BRACKETS, & OTHER APPURTENANCES PRIOR TO TANK CONSTRUCTION.
(C) IF THE SOIL HAS LESS THAN 750 LBS./SQ.FT. COHESION AS CALCULATED FROM AN UNCONFINED COMPRESSION TEST; OR IN SOILS HAVING AN ULTIMATE BEARING CAPACITY OF LESS THAN 3,500 LBS./SQ. FT.; OR WHERE SOIL WILL NOT MAINTAIN A VERTICAL WALL, THE EXCAVATION MUST ALLOW A MINIMUM SPACE EQUAL TO HALF THE DIAMETER OF THE TANK BETWEEN THE SIDE AND THE ENDCAP OF THE TANK, AND THE EXCAVATION WALL TO ENHANCE LATERAL RESISTANCE.
(D) A REINFORCED CONCRETE SLAB MAY BE REQUIRED UNDER THE TANK AS A FOUNDATION IN THE EXCAVATION WHERE THE BOTTOM IS UNSTABLE. ASPHALT AND CONCRETE SLABS MUST EXTEND A MINIMUM OF 12" BEYOND THE TANK IN ALL DIRECTIONS.
(E) TANKS SHALL BE ANCHORED PER MANUFACTURER'S RECOMMENDATIONS IN INSTALLATIONS IN WHICH THE TANK COULD BE EXPOSED TO WATER. SITES SHALL BE THOROUGHLY EVALUATED FOR THE POTENTIAL OF A RISE IN THE LOCAL WATER TABLE OR OF TRAPPED WATER. CONTRACTOR OR SOILS ENGINEER SHALL PROVIDE EVALUATION TO SYSTEM DESIGNER FOR REVIEW PRIOR TO INSTALLATION OF TANK.
(F) CONTRACTOR TO NOTIFY MANUFACTURER(S) REPRESENTATIVE OF SYSTEM STARTUP WITH A MINIMUM OF TWO BUSINESS DAYS ADVANCE NOTICE AND ONLY AFTER TELEPHONE SERVICE HAS BEEN PROVIDED TO CONTROL PANEL.
(G) THE DESIGNED TANK BURY DEPTH IS PER MANUFACTURER. ANY TANK BURIED BEYOND RANGE NEEDS TO BE ANALYZED BY A CIVIL/ GEOTECHNICAL ENGINEER PER MANUFACTURER.
(H) ACCESS RISERS TO BE SET/GLUED IN FIELD BY CONTRACTOR AND WATER TESTED AFTER INSTALLATION IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND IN THE PRESENCE OF ENGINEER, OWNER, OR OWNER'S AGENT. LIDS SHALL BE LOCKING AND MARKED "RAIN WATER HARVESTING SYSTEM, CAUTION-UNSAFE WATER".
(I) IF THERE IS AN UNATTACHED RISER OVER AN ACCESS OPENING, IT MUST NOT TRANSMIT LOAD FROM THE ASPHALT OR CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 6" MUST EXIST BETWEEN THE BOTTOM OF THE RISER AND THE TOP OF THE TANK.
(J) IF THERE IS AN ATTACHED RISER ON AN ACCESS OPENING, IT MUST NOT TRANSMIT LOAD FROM THE ASPHALT OR CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 3" MUST EXIST BETWEEN THE RISER OR SUMP AND THE SLAB.
(K) TANKS SUBJECTED TO TRAFFIC LOADS (H-20 LOADS) MUST HAVE A COVER DEPTH OF AT LEAST 12" OF BACKFILL PLUS 4" OF REINFORCED CONCRETE OR 6" OF ASPHALT. TANKS NOT SUBJECTED TO TRAFFIC LOADS MUST HAVE A COVER DEPTH OF AT LEAST 18" OF BACKFILL.
(L) ALL PENETRATIONS THROUGH TANK AND ACCESS RISERS SHALL BE GAS AND WATERTIGHT. INSTALLER SHALL USE EPOXY, GROMMETS, OR OTHER APPROVED METHODS.
(M) EACH CONDUIT RUN TO CONTROL PANEL SHALL BE INSTALLED WITH TWO (2) CONDUIT SEALS (O-Z/GEDNEY CAT NO EYA-125), ONE (1) EACH AT CONTROL PANEL AND SPLICE BOX.
(N) ACCESS RISERS AND COVERS SHALL BE GAS-TIGHT, AND WATER TESTED AFTER INSTALLATION IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND IN THE PRESENCE OF DESIGNER, OWNER, OR OWNER'S AGENT.
(O) A 24-HOUR WATERTIGHT TEST SHALL BE CONDUCTED ON ALL SYSTEM COMPONENTS. CONTRACTOR IS RESPONSIBLE FOR WATER TESTING THE TANKS ONCE THE TANKS INSTALLATION HAS BEEN COMPLETED AND ALLOWED TO SET OVERNIGHT. WATER TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM C1227.9.2. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CLEAN WATER FOR THE TESTING, FILLING THE TANKS, AND PUMPING THE TANKS DRY ONCE TESTING IS COMPLETE.
(P) TANKS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COMPACTED PEA GRAVEL AND/OR CRUSHED STONE BEDDING. SELECT FILL SHALL BE USED IF BACKFILLING AROUND TANKS. NATIVE MATERIAL MAY BE USED IF APPROVED BY THE DESIGN ENGINEER.
(Q) CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL EXTERIOR PIPING PER INSTALLATION DRAWINGS.
(R) ALL ELECTRICAL WORK IS THE RESPONSIBILITY OF THE CONTRACTOR'S LICENSED ELECTRICIAN AND IS NOT PROVIDED BY SYSTEM ENGINEER. SYSTEM CONTROLLER, IF APPLICABLE, SHOULD BE INSTALLED IN A HEATED BUILDING WHERE AN AMBIENT TEMPERATURE RANGE OF 60 TO 90° F IS MAINTAINED. IF THE CONTROL PANEL MUST BE LOCATED OUTSIDE AND FREEZING TEMPERATURES ARE ANTICIPATED, NOTIFY MANUFACTURER SO A HEATER MAY BE INSTALLED WITHIN THE ENCLOSURE.
(S) CONTRACTOR IS RESPONSIBLE FOR INSTALLING A DEDICATED ANALOG PHONE LINE, IF APPLICABLE, TO THE CONTROL PANEL FOR THE AUTODIALER/MODEM. PHONE LINE MUST BE INSTALLED AND WORKING IN ORDER TO HAVE ANY WORK PERFORMED UNDER WARRANTY. ANY WORK PERFORMED ON THE SYSTEM WITHOUT THE INSTALLATION OF THE PHONE LINE SHALL BE AT THE SOLE EXPENSE OF THE OWNER.

3 TANK NOTES

Scale: N.T.S.



NOTES:
1. CONTRACTOR SHALL FOLLOW CATCH BASIN MANUFACTURER'S INSTALLATION INSTRUCTIONS. FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT ORENCO SYSTEMS INC.
2. CATCH BASIN FILTER SCREEN NEEDS TO BE MAINTAINED. REMOVE AND CLEAN THE FILTER SCREEN BEFORE AND AFTER EVERY STORM EVENT AND PER MANUFACTURER'S RECOMMENDATIONS TO INSURE THAT THE FILTER SCREEN PERFORMS AS DESIGNED.

4 STORMWATER PREFILTER DETAIL

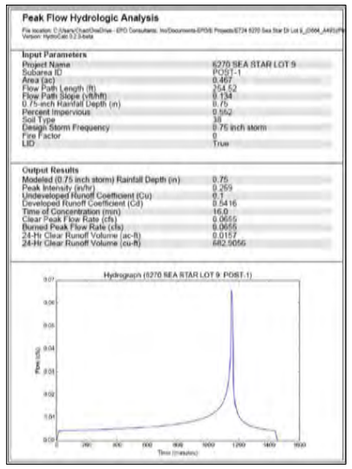
Scale: N.T.S.

POST-DEVELOPMENT
TOTAL SITE AREA = 57,555.41 SF
TOTAL DRAINAGE AREA = 20,337.99 SF
TOTAL PERVIOUS AREA = 9,111.27 SF
TOTAL % PERVIOUS AREA = 44.8%
TOTAL IMPERVIOUS AREA = 11,226.72 SF
TOTAL % IMPERVIOUS AREA = 55.2%

IMPERVIOUS AREA CALCULATIONS	
	POST-DEVELOPMENT (SF)
STRUCTURE ROOFS	5,028.62
DRIVEWAY	2,440.98
SPORTS COURT	2,185.01
STAIRS & WALKWAYS	1,572.11
TOTAL	11,226.72

IMPERVIOUS AREAS AND CITY OF LOS ANGELES LARGE SCALE LID BMP TREATMENT				
DESCRIPTION	AREA (SF)	BMP TREATMENT	BMP REQ'D	BMP PROVIDED
(P) IMPERVIOUS AREA	11,226.72	CISTERN-STORMWATER CAPTURE & USE	5,150-GALLON CISTERN WITH 555-SF IRRIGATION DISPERSAL SYSTEM BY OTHERS	10,000-GALLON CISTERN WITH IRRIGATION DISPERSAL SYSTEM BY IRRIGATION CONSULTANT

NOTE: STORMWATER IRRIGATION DISPERSAL SYSTEM TO BE DESIGNED BY OTHERS PER SEPARATE PLANS.





5 CISTERN CALCULATIONS

Scale: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

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REVISION DATES (DESIGN STAGE ONLY)

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBERGER No. 60389 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: GRADING & DRAINAGE DETAILS
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. C-6
SHEET 6 OF 6 SHEETS

EROSION & SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)

FOR

6270 SEA STAR LOT 9
MALIBU, CALIFORNIA, 90265

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

IN CASE OF EMERGENCY, CALL ___KEVIN POFFENBARGER__ AT _____310-241-6565_____
I. PLEASE FILL IN NAME AND NUMBER

TOTAL DISTURBED AREA __________0.480_________ WDID # _________N/A____________
I. RISK LEVEL 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)

A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.

GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.

ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.

A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.

THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.

DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.

EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).

TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

______________________________ ______11/10/25______
CIVIL ENGINEER/QSD SIGNATURE DATE

THE FOLLOWING NOTES MUST BE ON THE PLAN:
AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW".

______________________________ __________________
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) DATE

DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

THE FOLLOWING BMPS FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGES SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PRESERVATION\ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

TEMPORARY TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM – 1 MATERIAL DELIVERY AND STORAGE
WM – 2 MATERIAL USE
WM – 3 STOCKPILE MANAGEMENT
WM – 4 SPILL PREVENTION AND CONTROL
WM – 5 SOLID WASTE MANAGEMENT
WM – 6 HAZARDOUS WASTE MANAGEMENT
WM – 7 CONTAMINATION SOIL MANAGEMENT
WM – 8 CONCRETE WASTE MANAGEMENT
WM – 9 SANITARY/SEPTIC WASTE MANAGEMENT
WM – 10 LIQUID WASTE MANAGEMENT

NON- STORMWATER MANAGEMENT
NS – 1 WATER CONSERVATION PRACTICES
NS – 2 DEWATERING OPERATIONS
NS – 3 PAVING AND GRINDING OPERATIONS
NS – 4 TEMPORARY STREAM CROSSING
NS – 5 CLEAR WATER DIVERSION
NS – 6 ILLICIT CONNECTION/DISCHARGE
NS – 7 POTABLE WATER/IRRIGATION
NS – 8 VEHICLE EQUIPMENT CLEANING
NS – 9 VEHICLE EQUIPMENT FUELING
NS – 10 VEHICLE AND EQUIPMENT MAINTENANCE
NS – 11 PILE DRIVING OPERATIONS
NS – 12 CONCRETE CURING
NS – 13 CONCRETE FINISHING
NS – 14 MATERIAL AND EQUIPMENT USE
NS – 15 DEMOLITION ADJACENT TO WATER
NS – 16 TEMPORARY BATCH PLANTS

SPECIAL NOTE: THE USE OF PLASTIC SAND OR GRAVEL BAGS IS NOW PROHIBITED IN THE CITY OF MALIBU. BURLAP BAGS ARE TO BE USED IN PLACE OF SAND OR GRAVEL BAGS.

VICINITY MAP



SOURCE: GOOGLE MAPS 2021 (SCALE: N.T.S.)

DRAWING INDEX

SHT. No.	DESCRIPTION
EC-1	EROSION CONTROL TITLE SHEET
EC-2	EROSION AND SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)
EC-3	EROSION CONTROL DETAILS

DEVELOPER/CONTRACTOR SELF-INSPECTION FORM

INSPECTION LOG

THE SITE SHALL BE INSPECTED BEFORE STORM EVENTS WITH A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION, AND DOCUMENTED ON THE CONSTRUCTION SITE INSPECTION CHECKLIST FORM. INCIDENTS OF NONCOMPLIANCE MUST BE REPORTED TO THE FIELD ENGINEER. A LOG OF ALL INSPECTIONS, AS SHOWN BELOW, SHOULD BE KEPT CURRENT AND MAINTAINED AT THE JOB SITES AT ALL TIMES.

DATE	INSPECTOR	TYPE OF INSPECTION			OBSERVATIONS -IF POST STORM-INSPECTION, NOTE SIZE OF STORM IN INCHES
		ROUTINE	PRE-STORM	POST-STORM	

CONSTRUCTION SITE INSPECTION CHECKLIST

INSPECTED BY: ______________________
PROJECT: ______________________
CONTRACTOR: ______________________
DATE: ______________________

CHECK "YES" OR "NO" OR "N/A" IF NOT APPLICABLE

YES NO N/A
☐ ☐ ☐ 1. HAS THERE BEEN RAIN AT THE SITE SINCE LAST INSPECTION?
☐ ☐ ☐ 2. ARE ALL SEDIMENT BARRIERS (E.G. SANDBAGS, STRAW BALES, AND SILT FENCES) IN PLACE IN ACCORDANCE WITH THE PLAN AND ARE THEY FUNCTIONING PROP
☐ ☐ ☐ 3. IF PRESENT , ARE ALL EXPOSED SLOPES PROTECTED FROM EROSION THROUGH THE IMPLEMENTATION OF ACCEPTABLE SOIL STABILIZATION PRACTICES?
☐ ☐ ☐ 4. IF PRESENT, ARE ALL SEDIMENT TRAPS/BASINS INSTALLED AND FUNCTIONING PROPERLY?
☐ ☐ ☐ 5. ARE ALL MATERIALS HANDLING AND STORAGE AREAS REASONABLY CLEAN AND FREE OF SPILLS, LEAKS, OR ANY OTHER DELETERIOUS MATERIALS?
☐ ☐ ☐ 6. ARE ALL EQUIPMENT STORAGE AND MAINTENANCE AREAS REASONABLY CLEAN AND FREE OF SPILLS, LEAKS OR ANY OTHER DELETERIOUS MATERIALS?
☐ ☐ ☐ 7. ARE ALL MATERIALS AND EQUIPMENT PROPERLY COVER?
☐ ☐ ☐ 8. ARE ALL EXTERNAL DISCHARGE POINTS (I.E., OUTFALLS) REASONABLY FREE OF ANY NOTICEABLE POLLUTANT DISCHARGES?
☐ ☐ ☐ 9. ARE ALL INTERNAL DISCHARGE POINTS (I.E., STORM DRAIN INLETS)PROVIDED WITH INLET PROTECTION?
☐ ☐ ☐ 10. ARE ALL EXTERNAL DISCHARGE POINTS REASONABLY FREE OF ANY SIGNIFICANT EROSION OR SEDIMENT TRANSPORT?
☐ ☐ ☐ 11. ARE ALL BMPS IDENTIFIED ON THE PLAN INSTALLED IN THE PROPER LOCATIONS AND ACCORDING TO THE SPECIFICATIONS FOR THE PLAN?
☐ ☐ ☐ 12. ARE ALL STRUCTURAL CONTROL PRACTICES IN GOOD REPAIR AND MAINTAINED IN FUNCTIONAL ORDER?
☐ ☐ ☐ 13. ARE ALL ON-SITE TRAFFIC ROUTES, PARKING, AND STORAGE OF EQUIPMENT AND SUPPLIES RESTRICTED TO AREAS DESIGNATED IN THE PLAN FOR THOSE USES?
☐ ☐ ☐ 14. ARE ALL LOCATIONS OF TEMPORARY SOIL STOCKPILES OR CONSTRUCTION MATERIALS IN APPROVED AREAS AND PROPERLY CONTAINED?
☐ ☐ ☐ 15. ARE ALL SEEDED OR LANDSCAPED AREAS PROPERLY MAINTAINED?
☐ ☐ ☐ 16. ARE SEDIMENT CONTROLS IN PLACE AT DISCHARGE POINTS FROM THE SITE?
☐ ☐ ☐ 17. ARE SLOPES FREE OF SIGNIFICANT EROSION?
☐ ☐ ☐ 18. ARE ALL POINTS OF INGRESS AND EGRESS FROM THE SITE PROVIDED WITH STABILIZED CONSTRUCTION ENTRANCES?
☐ ☐ ☐ 19. IS SEDIMENT, DEBRIS, OR MUD BEING CLEANED FROM PUBLIC ROADS AT INTERSECTIONS WITH THE ACCESS ROADS?
☐ ☐ ☐ 20. DOES THE PLAN REFLECT CURRENT SITE LOCATIONS?

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

PLAN PREPARED BY:
EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 68089
CIVIL
STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE: EROSION CONTROL TITLE SHEET
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9
MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. EC-1
SHEET 1 OF 3 SHEETS

LEGEND:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) RETAINING WALL (PSP)
- (P) LANDSCAPE WALL (PSP)
- (E) RETAINING WALL
- 225 (P) CONTOUR
- (P) DRAINAGE PIPE
- (P) SWALE
- (P) FRENCH DRAIN
- (P) PRESSURE PIPE
- (P) ELECTRICAL PIPE
- (P) VENTILATION PIPE
- (P) CONCRETE (IMPERVIOUS)
- (P) PORCELAIN PAVERS (IMPERVIOUS)
- (P) CIP CONCRETE (IMPERVIOUS)
- (P) CONCRETE PAVER (IMPERVIOUS)
- (P) PLANTER AREA (PERVIOUS)
- DIRECTION OF SURFACE FLOW
- (P) ROOF DOWNSPOUT
- (P) AREA DRAIN
- (P) CATCH BASIN
- BORING (B-X-X) AND TEST PIT (TP-X-X) PER ALPINE GEOTECHNICAL
- TEST PIT (TP-X) PER LAND PHASES, INC.
- ENCIRCLE ALL AREA DRAINS, CATCH BASINS AND TRENCH DRAINS WITH BURLAP SAND BAGS HAVING ONE (1) LAYER FOR EACH FOOT WIDTH OF EACH INLET: SE-10 PER DETAIL 4 ON SHEET EC-3
- BURLAP SAND BAG BARRIER: SE-8 PER DETAIL 2 ON SHEET EC-3
- BURLAP GRAVEL BAG BERM: SE-6 PER DETAIL 2 ON SHEET EC-3
- SILT FENCE: SE-1 PER DETAIL 2 ON SHEET EC-3
- FIBER ROLLS: SE-5 PER DETAIL 5 ON SHEET EC-3
- TEMPORARY CONSTRUCTION ENTRANCE WITH STEEL PLATES: TC-1 AND TC-3 PER DETAIL 1 ON SHEET EC-3

LABEL ALL DRAIN INLETS

SPECIAL NOTE: THE USE OF PLASTIC SAND OR GRAVEL BAGS IS NOW PROHIBITED IN THE CITY OF MALIBU. BURLAP BAGS ARE TO BE USED IN PLACE OF SAND OR GRAVEL BAGS.

NOTE: CONTRACTOR TO PROVIDE INLET PROTECTION FOR ALL (E) STORM DRAINS. SEE DETAIL 4 ON SHEET EC-4.

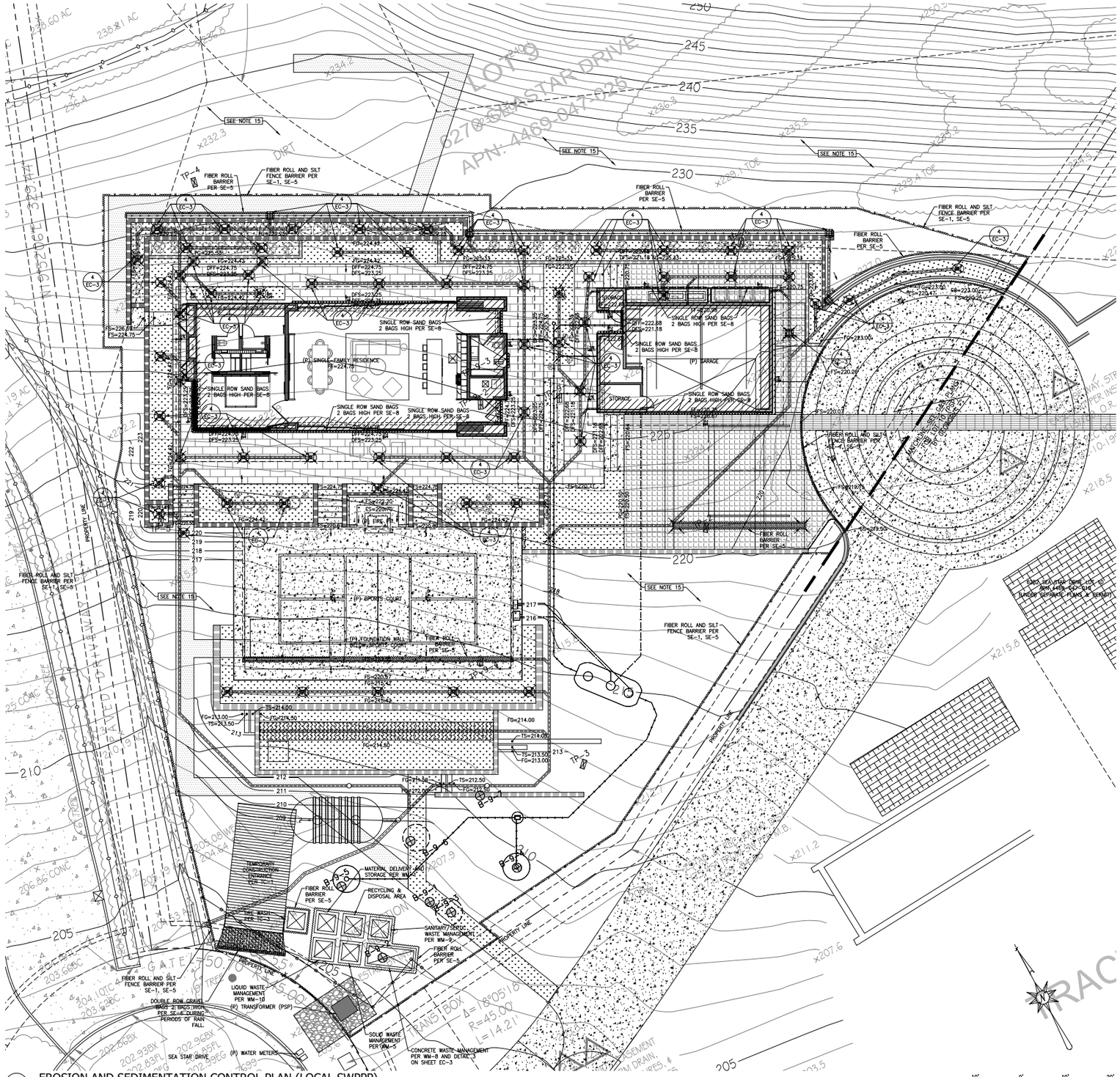
EROSION CONTROL NOTES:

1. THIS PLAN IS ACCURATE FOR EROSION CONTROL ONLY. PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY EPOCH, DATED APRIL 16, 2025. ARCHITECTURAL PLANS PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED OCTOBER 14, 2025. GRADING & DRAINAGE PLANS R3 PROVIDED BY EPD CONSULTANTS, INC., DATED NOVEMBER 10, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
2. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
6. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
7. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
8. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
10. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
11. IN THE EVENT THAT THE SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED IN THESE DOCUMENTS, AND DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF WORK COVERED IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY, AND BEFORE SUCH CONDITIONS ARE DISTURBED, NOTIFY THE ENGINEER IN WRITING OF SUCH CHANGED CONDITIONS IN THE EVENT THAT THE SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED IN THESE DOCUMENTS, AND DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF WORK COVERED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROMPTLY, AND BEFORE SUCH CONDITIONS ARE DISTURBED, NOTIFY THE ENGINEER IN WRITING OF SUCH CHANGED CONDITIONS.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. IN CASE OF EMERGENCY, CALL KEVIN POFFENBARGER AT TELEPHONE NO. 310-241-6565.
2. NOI SHOULD BE FILED BY PROJECT CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
3. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
5. STOCKPILED MATERIALS SHALL BE PLACED TO BE ACCESSIBLE BY VEHICLE DURING PERIODS OF PRECIPITATION AND PROTECTED FROM PRECIPITATION AND RUNOFF AT THE END OF EACH WORKING DAY.
6. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
7. AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS, TRAPS AND BASINS.
8. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES AS SHOWN ON THIS PLAN.
9. CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
10. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN. THE ARCHITECT SHALL PROVIDE ALL PERMITS TO CONTRACTOR.
11. EROSION CONTROL MEASURE AND PLANTING SHALL BE INSTALLED AND MAINTAINED AS SOON AS PRACTICAL, IN AREAS NOT SUBJECTED TO FREQUENT TRAFFIC.
12. ALL EROSION CONTROL, SEDIMENT TRAPS, SEDIMENT BASINS, SILT FENCES, SANDBAG BARRIERS AND OTHER STORM WATER AND/OR EROSION CONTROL FEATURES SHALL BE INSPECTED BY CONTRACTOR, ON A WEEKLY BASIS, CLEANED, AND MAINTAINED TO ENSURE THESE FEATURES FUNCTION AS DESIGNED.
13. CONTRACTOR SHALL FOLLOW THE SWPPP FOR ADDITIONAL BMP'S REQUIREMENTS.
14. THE UNDERSIGNED CIVIL ENGINEER SHALL INSPECT THE EROSION CONTROL WORK AND ENSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
15. CONTRACTOR TO PROVIDE SLOPE PROTECTION FOR ALL SLOPES DURING CONSTRUCTION BY IMPLEMENTING THE FOLLOWING BMPS: EC2 – PRESERVATION OF EXISTING VEGETATION; EC3 – HYDRAULIC MULCH; EC4 – HYDROSEEDING; EC5 – SOIL BINDERS; EC6 – STRAW MULCH; EC7 – GEOTEXTILES & MATS; EC8 – WOOD MULCHING; EC14 – COMPOST BLANKETS; EC15 – SOIL PRESERVATION\ROUGHENING; EC16 – NON-VEGETATED STABILIZATION.
16. CONTRACTOR TO PROVIDE DUST CONTROL FOR MANAGEMENT OF FUGITIVE DUST DURING EXTENDED PERIODS WITHOUT RAIN.

PRELIMINARY - NOT FOR CONSTRUCTION



1 EROSION AND SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)

Scale: 1"=10'

GRAPHIC SCALE: 1"=10'

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

V.NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER No. 28019 STATE OF CALIFORNIA

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SHEET TITLE: EROSION AND SEDIMENTATION CONTROL PLAN (LOCAL SWPPP)

PROJECT: PRIVATE RESIDENCE

ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

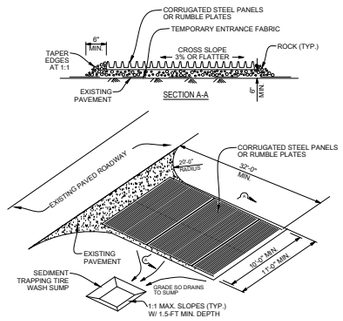
PROJECT NO. E724

DRAWING NO. EC-2

SHEET 2 OF 3 SHEETS

REVISION DATES (DESIGN STAGE ONLY)

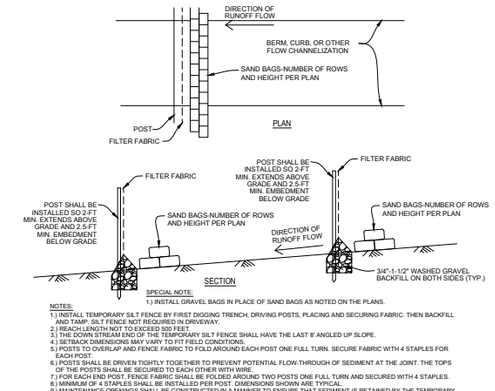
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NOTES:
1.) REFER TO STABILIZED CONSTRUCTION ENTRANCE/ EXIT PER TC-1 OF THE CALIFORNIA STORMWATER BMP HANDBOOK CURRENT EDITION-CONSTRUCTION FOR ALL AVAILABLE ENTRANCE OPTIONS.

1 TEMPORARY CONSTRUCTION ENTRANCE DETAIL

Scale: N.T.S.

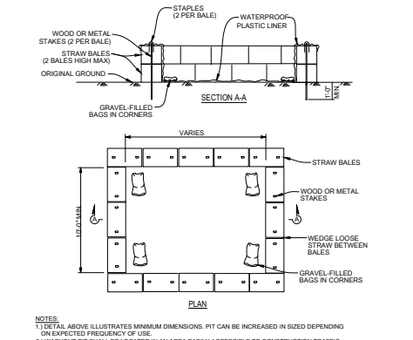


SPECIAL NOTE:
1.) INSTALL GRAVEL BAGS IN PLACE OF SAND BAGS AS NOTED ON THE PLANS.

NOTES:
1.) INSTALL TEMPORARY SILT FENCE BY FIRST DIGGING TRENCH, DRIVING POSTS, PLACING AND SECURING FABRIC. THEN BACKFILL AND TAMP. SILT FENCE NOT REQUIRED IN DRIVEWAY.
2.) REACH LENGTH NOT TO EXCEED 500 FEET.
3.) THE DOWN STREAM END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE.
4.) SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
5.) POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ONE FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
6.) POSTS SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT THE JOINT. THE TOPS OF THE POSTS SHALL BE SECURED TO EACH OTHER WITH WIRE.
7.) FOR EACH END POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
8.) MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST. DIMENSIONS SHOWN ARE TYPICAL.
9.) MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE THAT SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
10.) JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

2 SILT FENCE AND SAND BAG BARRIER DETAIL

Scale: N.T.S.

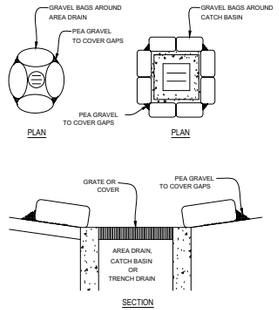


NOTES:
1.) DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZED DEPENDING ON EXPECTED FREQUENCY OF USE.
2.) WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3.) WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4.) A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30-FT OF THE TEMPORARY WASHOUT FACILITY.

3 CONCRETE WASTE MANAGEMENT DETAIL

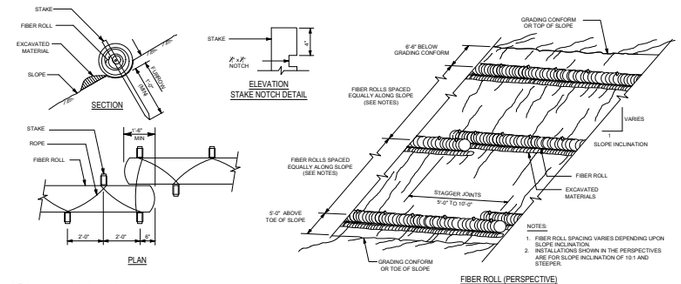
Scale: N.T.S.

SPECIAL NOTE: THE USE OF PLASTIC SAND OR GRAVEL BAGS IS NOW PROHIBITED IN THE CITY OF MALIBU. BURLAP BAGS ARE TO BE USED IN PLACE OF SAND OR GRAVEL BAGS.



4 DRAIN INLET DETAIL

Scale: N.T.S.



NOTES:
1. FIBER ROLL SPACING VARIES DEPENDING UPON SLOPE INCLINATION.
2. INSTALLATIONS SHOWN IN THE PERSPECTIVES ARE FOR SLOPE INCLINATION OF 10:1 AND STEEPER.

5 FIBER ROLL DETAIL

Scale: N.T.S.

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

PLAN PREPARED BY:
consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

V.NO.	REVISIONS:	DATE:
1	PC COMMENTS, NEW ARCH PLANS	7/1/25
2	COORDINATION, NEW ARCH PLANS	7/24/25
3	COORDINATION, NEW ARCH PLANS	11/10/25

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBERGER No. 69089 CIVIL STATE OF CALIFORNIA

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SHEET TITLE: EROSION CONTROL DETAILS
PROJECT: PRIVATE RESIDENCE
ADDRESS: 6270 SEA STAR DRIVE LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY	CHECKED BY
4/10/25	AS_SHOWN	CB	KP

PROJECT NO. E724
DRAWING NO. EC-3
SHEET 3 OF 3 SHEETS

STRUCTURAL STEEL:

1. DETAIL, FABRICATE AND ERECT STRUCTURAL STEEL IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AISC 360-22 (LATEST EDITION AND SUPPLEMENTS).
2. STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING:

W-SHAPES, WT-SHAPES	ASTM A992	(Fy=50KSI)
CHANNEL AND ANGLE SHAPE	ASTM A36	
RECTANGULAR HSS	ASTM A500, GRADE B	(Fy=46KSI)
ROUND HSS	ASTM A550, GRADE B	(Fy=46KSI)
PIPE	ASTM A53, GRADE B	
PLATES	ASTM A572, GRADE 50	
BASE PLATES	ASTM A572, GRADE 50	
ANCHOR RODS	ASTM F1554,GRADE 55, U.N.O.	
THREADED RODS	ASTM A36	
MACHINE BOLTS	ASTM A307	
HIGH STRENGTH BOLTS	ASTM A325-N, TYP. U.N.O., SC AS INDICATED	
WELDED HEADED STUDS	ASTM A108	

3. ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. FABRICATE FROM APPROVED DRAWINGS ONLY. ALL STRUCTURAL STELL FABRICATORS MUST BE LICENSED BY THE LADBS
5. ALL ANCHOR RODS IN BASE PLATES WITH OVERSIZED HOLES SHALL HAVE 5" SQUARE WASHER PLATES. MINIMUM THICKNESS OF THE WASHER PLATES SHALL BE 0.375 TIMES THE DIAMETER OF THE ANCHOR BOLTS OR 3/4" THICK MINIMUM. PLATE WASHERS SHALL BE WELDED TO BASE PLATE WITH 5/16" FILLET WELDS ALL SIDES.
6. ALL HIGH STRENGTH BOLTS SHALL BE PRETENSIONED UNLESS OTHERWISE NOTED ON THE DRAWINGS AS SLIP CRITICAL (SC). ALL BOLTED CONNECTIONS NOTED AS SLIP CRITICAL SHALL BE FULLY TENSIONED IN ACCORDANCE WITH THE SPECIFICATIONS.
7. BOLT HOLES SHALL BE STANDARD (1/16" LARGER IN DIAMETER THAN THE NOMINAL BOLT SIZE, U.N.O.).
8. PROVIDE HARDENED WASHERS AND NUTS AT ALL HIGH STRENGTH BOLTS, EXCEPT WHERE PLATE WASHERS ARE USED PER AISC SPECIFICATIONS.
9. PROVIDE BEVELED WASHERS ON ALL CONNECTIONS TO SLOPING FLANGES OF WIDE-FLANGE AND CHANNEL SECTIONS WHERE SLOPE EXCEEDS 1:20.
10. WELDING SHALL ONLY BE PERFORMED BY AWS CERTIFIED WELDERS. ALL WELDING SHALL CONFORM TO AWS SPECIFICATIONS. PROVIDE TEMPORARY BACK-UP PLATES OR WELDS AT ALL COMPLETE JOINT PENETRATION (CJP) WELD LOCATIONS AS REQUIRED. REMOVE PLATES AFTER CJP WELDING AND GRIND AREA SMOOTH WHERE EXPOSED.
11. LENGTHS OF WELDS SHOWN ARE EFFECTIVE LENGTHS AS SPECIFIED IN AISC AND AWS. WHERE LENGTH OF WELD IS NOT SHOWN, IT SHALL BE THE FULL LENGTH OF THE JOINT. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION U.N.O.
12. WHERE MINIMUM AISC FILLET WELD THICKNESS REQUIREMENT EXCEEDS WELDS SHOWN ON DETAILS, PROVIDE MINIMUM AISC WELD.
13. WHERE FIELD WELDING IS SPECIFICALLY NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY. CONTRACTOR SHALL DETERMINE SUITABILITY OF SHOP OR FIELD WELDING FOR ALL CONDITIONS.
14. DO NOT CUT THROUGH ERECTED STEEL PLATES, BOLTS, ANGLES OR SHAPES WITHOUT PERMISSION OF THE SEOR. WHERE STEEL WILL BE EXPOSED TO VIEW, ALL SLAG AND ROUGH EDGES SHALL BE MECHANICALLY REMOVED TO PROVIDE A SMOOTH EDGE AFTER CUTTING OR BORING. ALL SURFACES CUT BY THERMAL PROCESSES THAT DO NOT ACHIEVE A MINIMUM SAMPLE 3 FINISH SHALL BE GROUND (1/32 INCH MIN.) TO BRIGHT METAL.
15. ALL SHOP AND FIELD WELDING SHALL BE INSPECTED BY THE OWNERS APPROVED TESTING AGENCY PER THE REQUIREMENT OF TEST AND INSPECTION.
16. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL, PER AISC STANDARDS.
17. STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION SHALL BE TEMPORARY AND NOT EXCESSIVE. STRESSES AT ALL TIMES SHALL BE LESS THAN THE DESIGN AND ALLOWABLE STRESSES. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEEL WORK SHALL NOT BE IMPAIRED DUE TO THE FABRICATION, SHIPMENT, OR ERECTION PROCEDURES. THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED THROUGHOUT THE COMPLETE PROCESS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES W/ RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.
19. WHEN ERECTING BEAMS, PLACE NATURAL CAMBER UP.
20. PROVIDE FILLS AT SPLICES OF PARTS HAVING MORE THAN 1/8" DIFFERENCE IN THICKNESS.
21. PENETRATIONS IN STRUCTURAL STEEL MEMBERS ARE NOT ALLOWED UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. SUBMISSION SHALL INCLUDE SIZE, LOCATION AND LAYOUT OF PENETRATIONS.
22. ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION U.N.O. GALVANIZE PER MIN. REQ. ASTM A123
23. ALL STRUCTURAL STEEL & MISC. METAL EXPOSED TO SOIL SHALL HAVE MIN 3" CONCRETE CLEAR COVER.
24. ALL WELDS PART OF THE LFRS (LATERAL FORCE RESISTING SYSTEM), SHALL COMPLY WITH THE REQUIREMENTS OF AWS D1.8. ALL LFRS WELDS SHALL BE CONSIDERED DEMAND CRITICAL. ALL ELEMENTS LISTED BELOW ARE PART OF THE LFRS:
   A. DRAG CONNECTION
   B. CHORD CONNECTION

STRUCTURAL STEEL WELDING:

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE W/ AWS D1.1 2016 AND THE CBC 2022. ALL WELDS FOR THE LFRS (LATERAL FORCE RESISTING SYSTEM) SHALL BE IN STRICT CONFORMANCE WITH AWS D1.8 2019 AND THE CALIFORNIA BUILDING CODE. SEE STRUCTURAL STEEL NOTES FOR DEFINITION OF LFRS.
2. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI) OR E70TXXXX (70 KSI) AS REQUIRED FOR INTENDED USE, U.N.O., AND SHALL BE LOW HYDROGEN TYPES.
3. ALL WELDS SHALL HAVE A FILLER METAL W/ A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AT 0 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT CERTIFY CONFORMANCE TO CHARPY V-NOTCH TOUGHNESS REQUIREMENTS W/ TESTS BY AN INDEPENDENT TESTING LABORATORY OR MANUFACTURER.
4. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE IBC WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, U.N.O.
5. ALL SHOP WELDS SHALL BE PERFORMED BY A LADBS LICENSED FABRICATOR'S SHOP. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR STRUCTURAL STEEL, REINFORCING STEEL, AND LIGHT GAUGE STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED. SHOP WELDS MUST BE PERFORMED IN A LADBS LICENSED FABRICATOR'S SHOP.
6. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS.
7. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT REQUIRE NO FINISHING OR GRINDING EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.
8. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE IN ACCORDANCE W/ AISC COMMENTARY ON AESS.
9. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND WELD TABS, PER AWS D1.1-9 SECTION 5.31, ALIGNED IN SUCH A MANNER TO PROVIDE AN EXTENSION OF THE JOINT PREPARATION.
10. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE CURRENT (DESIGN) EDITION OF AWS D1.1, D1.4 AND D1.8 FOR ALL WPS THAT ARE NOT PRE-QUALIFIED THE SUPPORTING PROCEDURE QUALIFICATION RECORD (PQR) SHALL ALSO BE SUBMITTED WITH THE WPS. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.
11. THE CONTRACTOR SHALL PROVIDE PLANS SHOWING THE SEQUENCE OF WELDING PLANNED TO MINIMIZE LOCKED IN STRESSES AND DISTORTION IN THE STEEL FRAMING.
12. LOW HYDROGEN SMAW ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED W/IN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED. FLUX CORED ELECTRODES SHALL BE RECEIVED AND STORED PER AWS D1.1.
13. BACKING BAR FOR THE BOTTOM FLANGE OF BEAM TO COLUMN CONNECTIONS TO BE REMOVED. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT WHERE WELD TABS ARE USED, THEY SHALL BE REMOVED & THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.
14. MINIMUM PREHEAT AND INTERPASS TEMPERATURES SHALL BE PROVIDED FOR ALL WELDS, INCLUDING TACK WELDS, IN ACCORDANCE WITH AWS THE MAXIMUM PREHEAT AND MAXIMUM INTERPASS TEMPERATURE PERMITTED IS 550 DEGREES FAHRENHEIT, MEASURED AT A DISTANCE OF 1" FROM THE POINT OF ARC INITIATION.

STRUCTURAL OBSERVATION NOTES:

CODE PROGRAM
STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 6270 SEA STAR DR LOT 9 MALIBU, CA 90265

OWNER:
ARCHITECT: APA
ENGINEER: KURT FISCHER STRUCTURAL ENGINEERING
STRUCTURAL OBSERVATION NOTES:

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1704.6. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
2. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY.
3. THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
4. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER:

CONSTRUCTION STAGES	ELEMENTS/CONSTRUCTION TO BE OBSERVED
FOUNDATIONS	PRIOR TO POURING FIRST CONCRETE FOOTINGS
CONCRETE	PRIOR TO 1ST CONCRETE STRUCTURAL SLAB POUR AT EACH LEVEL.
WOOD FRAMING	AFTER NAILING SHEARWALLS, PRIOR TO APPLICATION OF DRYWALL AT EACH LEVEL. AFTER NAILING FLOOR/ROOF DIAPHRAGM AT EACH LEVEL.
FINISHED STRUCTURAL SYSTEM	FINAL OBSERVATION OF THE COMPLETED STRUCTURE

5. NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE OF THE ABOVE CRITICAL STAGES OF CONSTRUCTION SO THAT THE ENGINEER MAY SCHEDULE VISITS FOR STRUCTURAL OBSERVATION.
6. THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF LOS ANGELES "STRUCTURAL OBSERVATION REPORT" FORM, OR A SIMILARLY FORMATTED REPORT, SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORTS.
7. IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD, STATING SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
8. ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
9. EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
10. THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES & THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF STRUCTURAL WORK BY THE BUILDING INSPECTOR.
11. THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS & THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
12. FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYSTEM BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
13. THE LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS. REVIEW & APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, SHALL BE OBTAINED BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

STRUCTURAL OBSERVATION

Code Program
Structural Observation

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 56270 SEA STAR DR LOT 9 MALIBU, CA 90265

Owner: XXXX
Architect: APA
Engineer: Kurt Fischer Structural Engineering

STRUCTURAL OBSERVATION
(only checked items are required)

Firm or Individual to be responsible for the Structural Observation:
Name: Derek Wavering S.E. Phone: (818) 874-1445 Calif. Registration: S-6239

FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☒ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☒ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☐ Wood
☐ Stepping/Retain' Foundation, Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Others:		☐ Others:	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

REINFORCEMENT NOTES:

1. ALL TYPICAL REINF. BARS NOT PART OF THE LFRS SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE CERTIFICATES SHOWING COMPLIANCE WITH REQUIRED HIGH RECYCLED CONTENT FOR REINFORCING STEEL, 25% RECYCLED CONTENT, MINIMUM.
2. ALL REINF. THAT IS PART OF THE LFRS WHICH INCLUDES SHEARWALLS, MF COLUMNS, MF BEAMS, GRADE BEAMS, AND DIAPHRAGM CHORDS AND COLLECTORS SHALL BE ASTM A-706 [Fy=60KSI].
3. SPIRAL REINF. SHALL BE COLD DRAWN BARS CONFORMING TO ASTM A-82.
4. WELDED REBAR TO COMPLY WITH ASTM A-706 [Fy=60 KSI] AND WELDING SHALL CONFORM TO AWS D1.4. WELDING TO BE DONE BY WELDERS CERTIFIED BY BUILDING DEPARTMENT.
5. WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A-185 [Fy=65 KSI]. MINIMUM LAP AT SPLICES OF 12 INCHES. PROVIDE MESH IN FLAT SHEETS ONLY. ROLLED MESH IS NOT ACCEPTABLE. OFFSET END-LAPS IN ADJACENT SHEETS TO PREVENT CONTINUOUS LAPS.
6. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTHS NOT SHOWN SHALL BE CONTINUOUS. PROVIDE 1st SPLICE UNLESS NOTED OTHERWISE. ALL BARS IN MASONRY SHALL BE CONTINUOUS, LAPPING PER SCHED IN PLANS. HORIZONTAL WALL SPLICES SHALL BE STAGGERED 2'-0" MIN. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORTS, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
7. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINF. SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINF. AT POUR JOINTS, UNLESS SHOWN OR NOTED OTHERWISE. ALL DOWELS AND BOLTS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE. NO WELDING OF REINF. (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.
8. IN WALL REINFORCING, CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE, VERTICAL BARS SHALL BE PLACED CLOSEST TO THE WALL SURFACE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, THE LAYER WITH THE MOST STEEL SHALL BE PLACED CLOSEST TO THE NEAR SURFACE.
9. ALL BARS INTERRUPTED BY STRUCTURAL STEEL SHALL EXTEND TO WITHIN 1" OF STRUCTURAL STEEL FLANGE OR WEB AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
10. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCES, LAPS, INTERSECTIONS, AND COVERAGE REQUIRED BY THE STRUCTURAL DETAILS, APPLICABLE CODE, AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
11. REBAR BENDS SHALL BE MADE COLD. REBARS SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.
12. ALL LAP SPLICES ARE 1st LAP SPLICES UNLESS NOTED OTHERWISE.
13. ALL WALL FOOTING REINF. SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES, WHICHEVER IS LARGER UNLESS NOTED OTHERWISE.
14. ALL SLABS ON GRADE LESS THAN 6" IN THICKNESS SHALL BE REINFORCED W/ #4 REBARS AT 16 INCHES ON CENTERS EA. WAY, UNLESS NOTED OTHERWISE. PROVIDE ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC CONTINUOUS FOR EVERY 3" ARCH'L CONCRETE FILLS ABOVE THE STRUCTURAL SLAB.
15. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS LESS THAN 4" THICK SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC AND HAVE HOOKED DOWELS (#3 AT 12" ON CENTERS) INTO THE STRUCTURAL SLAB, UNLESS NOTED OTHERWISE. FOR PADS GREATER THAN 4 INCHES THICK, USE REINFORCING AS SHOWN ON THE DETAIL.
16. ADDITIONAL REINF. SHALL BE PROVIDED AROUND ALL SLAB AND WALL OPENINGS INCLUDING DIAGONAL BARS WITHOUT EXCEPTION.
17. DEFORMED BAR ANCHORS: ASTM A-496, WITH MINIMUM SHEAR AND PULLOUT CAPACITIES THAT MEET OR EXCEED THOSE VALUES LISTED FOR NELSON D2L DEFORMED BAR ANCHORS.
18. CONCRETE SHEAR ANCHORS: NELSON FLUXED HEADED ANCHOR STUDS (ICBO #2856) CONFORMING TO ASTM A-108. STUDS SHALL BE AUTOMATICALLY END WELDED IN THE FIELD. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
19. ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINF. SINCE NO PLAIN CONCRETE HAS BEEN ASSUMED IN THE STRUCTURAL DESIGN.
20. REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THESE MINIMUMS PERMIT WHEREVER POSSIBLE, UNLESS NOTED OTHERWISE:

----CONCRETE POURED AGAINST EARTH	3"	
----FORMED CONCRETE IN CONTACT W/ EARTH	2"	
----EXTERIOR FACE OF WALLS	2"	
----ALL OTHER WALL FACES	1"	
----BEAMS	1-1/2"	(2" FOR EXTERIOR)
----REINFORCED SLABS	1"	(2" FOR EXTERIOR)
----COLUMNS	1-1/2"	(2" FOR EXTERIOR)
----POST TENSIONED SLABS	1" BOTTOM - 2" TOP	

CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED USING ACI 318-19 AND THE 2022 CBC REQUIREMENTS. ALL CONCRETE SHALL DEVELOP THE FOLLOWING COMPRESSIVE STRENGTHS AT 28 DAYS:

ELEMENT	28 DAY STRENGTH	MAX W/C RATIO	AGGREGATE SIZE
FOOTINGS	2500 PSI	0.50	1"
INTERIOR SLAB ON GRADE**	4000 PSI*	0.45	1"
SITE RETAINING WALLS	4000 PSI	0.45	1"
STRUCTURAL SLAB	4000 PSI	0.45	1"
GRADE BEAMS**	4000 PSI	0.45	1"
NON STRUCTURAL TOPPING SLABS	SPECIFIED BY OTHERS		

*DESIGN BASED ON 2500 PSI, SEE SPECIAL INSPECTION TABLES FOR REDUCED INSPECTION REQUIREMENTS.
**MAXIMUM SHRINKAGE = 0.045%

2. NO MORE THAN ONE CLASS OF CONCRETE SHALL BE ON THE JOB SITE AT ANY TIME.
3. ALL EXPOSED CORNERS OR EDGES OF COLUMNS, PIERS, WALLS, BEAMS, ETC., SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONSTRUCTION JOINTS SHALL BE LOCATED WHERE SHOWN AND, IF NOT SHOWN, WHERE DIRECTED BY THE ARCHITECT AND APPROVED BY SEOR AND AOR. THEY SHALL BE LOCATED SO AS TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE AND TO MINIMIZE SHRINKAGE. PROVIDE DOWELS AND KEYS AS DETAILED AND DIRECTED, AND THOROUGHLY CLEAN AND REMOVE LAITANCE FROM SURFACES BEFORE PROCEEDING WITH THE NEXT PLACEMENT.
5. CONTRACTOR SHALL SUBMIT CONSTRUCTION JOINT LAYOUT FOR REVIEW.
6. REFER TO ARCHITECTURAL DRAWINGS FOR ALL REQUIRED WATERPROOFING, DAMP PROOFING, FLASHING, REGLETS, MAILERS, ROOFING, TYPE AND LOCATION OF FLOOR FINISHES, FLOOR DEPRESSIONS, CURBS, PADS, AND OTHER DETAILS.
7. SUBMIT CONCRETE MIX DESIGNS INCLUDING ADMIXTURE DATA, AGGREGATE GRADATIONS, WATER TESTS, CEMENT DATA, CEMENT CUBE STRENGTH, AND CYLINDER STRENGTH TEST RESULTS FOR THE CONCRETE. ALL DATA SHALL BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO ITS USE. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY APPROVED BY AOC AND CERTIFIED BY A REGISTERED CALIFORNIA PROFESSIONAL ENGINEER.
8. THE CONCRETE SHALL CONTAIN AN ACCEPTABLE WATER REDUCING/PLASTICIZING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.
9. ALL CONCRETE AGGREGATES AND CEMENT SHALL BE FROM A SINGLE SOURCE ACCEPTABLE TO THE ARCHITECT. ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II LOW ALKALI, AGGREGATES FOR STONE CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. CONCRETE EXPOSED TO EARTH SHALL BE TYPE II/V CEMENT AND SHALL COMPLY WITH THE REQUIREMENTS FOR MODERATE SULFATE EXPOSURE AS SPECIFIED IN THE 2022 CBC AND ACI 318-19. CONCRETE AGGREGATES FOR LIGHT-WEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
10. CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C-94. CONCRETE PLACEMENT SHALL CONFORM TO ACI STANDARD 304 AND PROJECT SPECIFICATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE PLACING SEQUENCES AND CONSTRUCTION PROCEDURES FOR ALL CONCRETE WORK. ACCOUNT FOR TEMPERATURE DIFFERENTIALS AND SHRINKAGE OCCURRING DURING THE CONSTRUCTION PHASE UNTIL THE BUILDING IS PERMANENTLY IN A MECHANICALLY CONTROLLED ENVIRONMENT.
12. CONTRACTOR SHALL REVIEW MECHANICAL, ELECTRICAL, PLUMBING, AND BUILDING SERVICES DRAWINGS. COORDINATE AND VERIFY SIZE, NUMBER, AND LOCATION OF ALL SLEEVES OR OPENINGS REQUIRED. SLEEVES SHALL BE SET FOR ALL SERVICES PRIOR TO CONCRETE PLACEMENT. NO CORING OR CUTTING OF CONCRETE AFTER PLACEMENT WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER OF RECORD.
13. CONSTRUCTION JOINTS IN ALL FOUNDATIONS, WALLS, SUPPORTED SLABS AND CONCRETE FRAMING BEAMS SHALL NOT BE FURTHER APART THAN 100 FEET IN LENGTH.
14. ALL CONSTRUCTION JOINTS IN WALLS OR OTHER ELEMENTS NOT HAVING PREFORMED KEYS, SHALL BE WIRE BRUSHED, ROUGHED TO A MINIMUM 1/4" AMPLITUDE, CLEANED AND MOISTENED IMMEDIATELY PRIOR TO PLACEMENT OF NEW CONCRETE.
15. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL CONDUITS IN SLABS. CONDUITS SHALL BE RUN GENERALLY AT MID-BAY. PARALLEL CONDUITS SHALL BE SPACED AT THREE DIAMETERS ON CENTERS MINIMUM. CONDUIT SIZES SHALL NOT EXCEED 1/4TH OF THE SLAB THICKNESS AND SHALL BE LOCATED AT MID-HEIGHT OF THE SLAB. PREPARE AND SUBMIT TO THE ARCHITECT & ENGINEER FOR REVIEW AND APPROVAL OF LOCATION OF CONDUITS, PULL BOXES AND OTHER ITEMS EMBEDDED IN STRUCTURAL CONCRETE. CONDUITS SHALL NOT BE PLACED IN METAL DECK SLABS.
16. ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT SHALL BE SECURELY ANCHORED TO STRUCTURAL CONCRETE W/ CAST-IN-PLACE ANCHORS OR MECHANICAL OR ADHESIVE ANCHORS ON EXISTING MEMBERS. ANCHORS SHALL BE DESIGNED FOR A MINIMUM LATERAL FORCE OF 0.5 TIMES THE WEIGHT OF THE EQUIPMENT APPLIED AT CENTER OF MASS, IN ADDITION TO OTHER LOADING CONDITIONS.
17. NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 6000 PSI.
18. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

GEOTECHNICAL & FOUNDATION INFORMATION:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT BY CALWEST GEOTECHNICAL DATED MARCH 25, 2025.
2. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND THE INFORMATION CONTAINED WITHIN THE SOILS REPORT AS IT PERTAINS TO THIS SITE. THE SOILS REPORT AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
3. THE GEOTECHNICAL ENGINEER IS THE SOLE JUDGE OF SUITABILITY OF UNDERLYING MATERIAL TO SUPPORT THE FOUNDATION AND SHALL APPROVE BEARING MATERIAL BEFORE FOUNDATION INSTALLATION. PER THE SOILS REPORT THE FOLLOWING RECOMMENDATIONS WERE USED TO SIZE THE FOUNDATIONS:
   A. CONTINUOUS FOOTINGS MAY BE DESIGNED USING A BEARING PRESSURE OF 2000 PSF, AND SHOULD BE A MIN. OF 12 INCH IN WIDTH AND 24 INCH IN DEPTH INTO CERTIFIED COMPACTED FILL.
   B. INDEPENDENT FTGS MAY BE DESIGNED USING A BEARING PRESSURE OF 2000 PSF, AND SHOULD BE A MIN. OF 2 FEET SQUARE AND 24 INCH IN DEPTH INTO CERTIFIED COMPACTED FILL.
   C. BEARING PRESSURES MAY BE INCREASED BY 1/3 FOR SHORT DURATION LOADING, WHICH INCLUDES THE EFFECTS OF WIND OR SEISMIC FORCES.
   D. ALLOWABLE COEFFICIENT OF FRICTION 0.25 MAY BE USED W/ DEAD LOAD FORCES.
   E. PASSIVE EARTH PRESSURES MAY BE COMPUTED AS AN EQUIVALENT FLUID HAVING A DENSITY OF 250 PCF W/ A MAXIMUM EARTH PRESSURE OF 2500 PSF. WHEN COMBINING PASSIVE AND FRICTION FOR LATERAL RESISTANCE, THE PASSIVE COMPONENT SHOULD BE REDUCED BY ONE-THIRD.
4. FOR BEARING CALCULATIONS, THE WEIGHT OF THE CONCRETE IN THE FOOTING MAY BE NEGLECTED. ALL CONTINUOUS FOOTINGS SHOULD BE REINFORCED W/ A MINIMUM OF FOUR #4 STEEL BARS; TWO PLACED NEAR THE TOP AND TWO NEAR THE BOTTOM OF THE FOOTINGS.
5. ALL FOUNDATIONS SHALL BEAR ON COMPETENT GROUND AND SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER.
6. ALL FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL REPORT.
7. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO THE DEPTHS SHOWN ON THE STRUCTURAL DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE SOILS ENGINEER, CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING.
8. SLOT CUTTING, IF REQUIRED, SHOULD COMPLY WITH THE "ABC" METHOD.
9. WHERE SLABS-ON-GRADE ARE TO BE COVERED BY MOISTURE SENSITIVE FLOORING, AS DETERMINED BY THE ARCHITECT, THOSE SLABS SHALL BE UNDERLAIN WITH A 10 MIL VAPOR BARRIER OVER A MIN. 4" THICK AGGREGATE BASE W/ 1/2" CLEAN AGGREGATE.

DESIGN BASIS:

THE DESIGN IS IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING AND LOCAL MUNCIPAL CODE PROVIDES FOR THE FOLLOWING LOADS:

1. OCCUPANCY CATEGORY: II
2. LIVE LOADS:

BALCONIES & DECKS	NOTE 1
RESIDENTIAL	40 PSF

NOTE 1: BALCONIES AND DECKS SHALL SUPPORT 1.5 TIMES THE LIVE LOAD OF THE AREA SERVED, BUT NEED NOT EXCEED 100PSF.
NOTE 2: LIVE LOAD ON CORRIDORS OF NON-FIRST FLOOR LEVELS SHALL BE THE SAME AS THE OCCUPANCY THE SERVE.

ROOF LIVE LOADS:

GARDEN ROOF / GREEN ROOF	20 PSF
TYPICAL ROOF	20 PSF

3. DEAD LOADS ARE PER THE SELF WEIGHT ASSEMBLY.
4. WIND LOADS:
   ULTIMATE DESIGN WIND SPEED = V_{ult} = 94 MPH
   WIND EXPOSURE = C
   IMPORTANCE FACTOR, Iw = 1
5. SEISMIC LOADS: (BASED ON THE EQUIVALENT LATERAL FORCE PROCEDURES USING A 2-STAGE ANALYSIS)
   RISK CATEGORY II
   SITE CLASS = D
   $I_{eq} = 1$
   $S_s = 1.953$, $S_1 = 0.699$
   $F_a = 1.0$, $F_v = 1.7$
   $S_{ds} = 1.302$, $S_{d1} = 0.792$
   SEISMIC DESIGN CATEGORY = II

   X AND Y DIRECTION (LEVEL 1 - ROOF)
   DUCTILITY FACTOR, $R_x = 6.5$, $R_y = 6.5$ (LIGHT FRAME WALLS SHEATHED WITH PLYWOOD.)
   REDUNDANCY, $RHO_x = 1.0$, REDUNDANCY, $RHO_y = 1.0$
   OVERSTRENGTH FACTOR, $\Omega_x = 2.5$, $\Omega_y = 2.5$
   LATERAL DISPLACEMENT AMPLIFICATION FACTOR, $Cd_x = 4.0$, $Cd_y = 4.0$
   SEISMIC RESPONSE COEFFICIENT $Cs_x = 0.20*W$, $Cs_y = 0.20*W$
   WHERE W = 380.1 (kips)
   DESIGN BASE SHEAR, V_x = 70.1 KIPS
   DESIGN BASE SHEAR, V_y = 70.1 KIPS
   ALLOWABLE STORY DRIFT: 0.025xH
6. DEFLECTIONS;
   LIVE LOAD DEFLECTIONS ARE LIMITED TO SPAN/360,
   DEAD+LIVE LOAD DEFLECTIONS ARE LIMITED TO SPAN/240. U.N.O.

CONSTRUCTION PROCEDURE

1. ALL WALLS AND ALL FLOOR AND ROOF MEMBERS SHALL BE SECURELY SHORED AND BRACED AT ALL TIMES DURING CONSTRUCTION.
2. KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE BUILDING DEPARTMENT.
3. NO PIPES OR DUCTS SHALL BE EMBEDDED INTO STRUCTURAL MEMBERS UNLESS SO SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.
4. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB.
5. REFER TO ARCHITECTURAL PLANS FOR FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, STAIR HANGERS, ETC. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS, AND EQUIPMENT.
6. BEAMS AND SLABS UNDER WALLS TERMINATING AT A FLOOR SHALL BE FULLY SHORED DURING AND AFTER WALL POUR UNTIL CONCRETE WALL ATTAINS DESIGN STRENGTH.
7. ANY DEVIATION FROM APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT.
8. SLAB FORMS SHOULD NOT BE REMOVED UNLESS A SPECIFIED COMPRESSIVE STRENGTH IS REACHED & AN APPROVAL IS OBTAINED FROM THE ENGINEER OF RECORD

METAL STUD NOTES:

1. ALL STEEL JOISTS SHALL BE PER THE AMERICAN NATIONAL STANDARD SJI 100-2020.
2. GC TO SUBMIT STAMPED AND SIGNED STEEL JOIST CALCULATIONS IN ACCORDANCE WITH THE SJI SPECIFICATIONS FOR DESIGN TEAM FOR REVIEW. ONCE JOIST CALCULATIONS ARE APPROVED GC TO SUBMIT STEEL JOIST PLACEMENT DRAWINGS FOR DESIGN TEAM REVIEW.
3. LH-SERIES JOIST DESIGN SHALL BE BASED ON ACHIEVING THE NOMINAL FLEXURAL STRENGTH OF THE MEMBER AND IS DESIGNED AS A ONE-WAY JOIST SYSTEM THAT MEETS THE FOLLOWING CRITERIA:
   A. MEMBERS ARE SIMPLY-SUPPORTED AND ARE NOT CONSIDERED PART OF A DESIGNATED LATERAL FORCE RESISTING SYSTEM, SUCH AS A BRACED FRAME OR MOMENT FRAME.
   B. HORIZONTAL SHEAR CONNECTION IS ACHIEVED USING WELDED STEEL STUD ANCHORS, EXCEPT AS PROVIDED IN SECTION 8. LH-SERIES JOISTS SHALL BE DESIGNED IN ACCORDANCE WITH THIS SPECIFICATION AS SIMPLY-SUPPORTED TRUSSES SUPPORTING A FLOOR OR ROOF DECK SO CONSTRUCTED AS TO BRACE THE TOP CHORD OF THE STEEL JOISTS AGAINST LATERAL BUCKLING.
4. WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFICALLY COVERED HEREIN, THE DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. WHERE THE STEEL USED CONSISTS OF HOT-ROLLED SHAPES, BARS OR PLATES, AISC 360.
   B. FOR MEMBERS WHICH ARE COLD-FORMED FROM SHEET OR STRIP STEEL, AISI S100. 4.1.1 DESIGN BASIS: LH-SERIES JOIST DESIGNS SHALL BE IN ACCORDANCE WITH THE PROVISIONS IN THIS SPECIFICATION USING LOAD AND RESISTANCE FACTOR DESIGN (LRFD) AS SPECIFIED BY THE SPECIFYING PROFESSIONAL FOR THE PROJECT.

SHEET LIST

SHEET NUMBER	SHEET NAME
S0.00	GENERAL NOTES
S0.01	GENERAL NOTES
S1.00	TYP. CONC. REINF DETAILS
S1.01	TYP. CONC. SOG & FOUNDATION DETAILS
S1.02	TYP. CONC. SOG & FOUNDATION DETAILS
S1.03	TYP. CONC. WALL DETAILS
S1.11	TYP. WOOD WALL DETAILS
S1.13	TYP. WOOD POST DETAILS
S1.14	TYP. WOOD SHEAR WALL DETAILS
S1.16	TYP. JOIST AND BEAM PENETRATION DETAILS
S1.17	TYP. WOOD HOLDOWN DETAILS
S1.30	TYP. STEEL DETAILS
S1.31	TYP. STEEL DETAILS
S1.50	TYP. LIGHT GAGE METAL STUD DETAILS
S1.60	FINISH KEY PLAN
S2.0	SITE PLAN
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S2.3	SPORT COURT FOUNDATION AND ROOF PLAN
S3.00	CONC. GRADE BEAM DETAILS
S3.01	DETAILS
S3.02	DETAILS
S4.00	DETAILS
S4.01	DETAILS

GENERAL:

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE 2022 CALIFORNIA BUILDING CODE, AND THE LOCAL MUNCIPAL CODE.
2. REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS. THE MORE STRINGENT REQUIREMENT BETWEEN THE SPECIFICATIONS AND THE DRAWINGS SHALL CONTROL WHEN IN CONFLICT.
3. TYP DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK, EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O.
4. THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
5. REFER TO ARCHITECTURAL PLANS FOR FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS, AND EQUIPMENT.
6. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK. FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION.
7. DRAWING DIMENSIONS ARE TO FACE OF FINISH, JOINT CENTERLINE OR COLUMN GRID CENTERLINE, U.N.O. DO NOT SCALE THE DRAWINGS.
8. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS, AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
9. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH/ THE CONTRACTING OFFICER BEFORE PROCEEDING WITH/ THE WORK.
10. ANY DEVIATION, MODIFICATION, OR SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE BUILDING DEPARTMENT AND ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE, BUILDING COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED TO DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF [state].
12. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE, AND PROCEDURE OF THE REQUIRED CONSTRUCTION.
13. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND REPORT INACCURACIES TO THE E.O.R.
14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE, AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
15. SITE VISITS PERFORMED BY THE BUILDING ENGINEER OF RECORD DO NOT INCLUDE OBSERVATION OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.
16. STRUCTURAL OBSERVATIONS PERFORMED BY THE BUILDING ENGINEER OF RECORD DURING CONSTRUCTION ARE NOT SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
17. CONTRACTORS SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT AND ENGINEER.
18. REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM CONTRACT DOCUMENTS.
19. SHOP DRAWINGS MAY NOT BE PROCESSED DUE TO INCOMPLETENESS, LACK OF COORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS IF REQUIRED, AND WHERE DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT/ENGINEER. ALLOW A MINIMUM OF SEVEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS AFTER RECEIPT BY THE ENGINEER.
20. STRUCTURAL ITEMS NOT SPECIFICALLY DETAILED AS PART OF THESE PLANS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED BY THE STATE OF [state]. SEE "PRE-ENGINEERED STRUCTURES NOTES" FOR ADDITIONAL REQUIREMENTS.
21. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS SHOWN.
   B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
   C. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN ELEVATION, CHAMFERS, GROOVES, INSERTS, ETC.
   D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS, EXCEPT AS SHOWN.
   E. FLOOR AND ROOF FINISHES.
   F. STAIR FRAMING AND DETAILS, EXCEPT AS SHOWN.
   G. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
22. SEE MECHANICAL AND PLUMBING DRAWINGS FOR THE FOLLOWING:
   A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL, AND SLAB OPENINGS, CONCRETE INSERTS FOR MECHANICAL OR PLUMBING FIXTURES, AND SIZE, WEIGHT, AND LOCATION OF MEP EQUIPMENT.
23. SEE ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   A. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS, AND CONCRETE INSERTS FOR ELECTRICAL FIXTURES.
24. CONTRACTORS THAT ARE RESPONSIBLE FOR THE CONSTRUCTION OF THE WIND OR SEISMIC FORCE RESISTING SYSTEM, OR COMPONENTS OF THIS SYSTEM, LISTED IN THE "STATEMENT OF SPECIAL INSPECTION", SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1704.4.
25. A COPY OF RATIFYING DOCUMENTATION (ICC ESR, IAPMO, OR SIM INDEPENDENT ENTITY) SHALL BE MADE AVAILABLE AT THE JOB SITE.

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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STRUCTURAL
STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
GENERAL NOTES

ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S0.00

24-11-2025 11:39:03 Author

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ACRONYMS:

NOTES:

1. ACRONYMS APPLY TO ALL DRAWINGS
2. ACRONYMS LISTED ON PLANS OR IN DETAILS TAKE PRECEDENSE OVER THE ACRONYM LIST BELOW

&	AND
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
ADDL, ADDT'L	ADDITIONAL
ADJ	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
ALT	ALTERNATIVE, ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
A.R.	ANCHOR ROD
ARCH'L, ARCH	ARCHITECTURAL
ATTACH.	ATTACHMENT
BF	BRACED FRAME
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BLW	BELOW
BM	BEAM
B.N.	BOUNDARY NAILING
BNDRY	BOUNDARY
B.O.	BOTTOM OF
B.O.F.	BOTTOM OF FOOTING
BOTT OR BOT	BOTTOM
BRBF	BUCKLING-RESTRAINED BRACED FRAME
BRG	BEARING
BSMT	BASEMENT
BTWN OR BET	BETWEEN
BS	BACKSIDE
CALCS	CALCULATIONS
CANT.	CANTILEVER
CBC	CALIFORNIA BUILDING CODE
CC	CANTILEVER CAMBER
CF	CUBIC FOOT
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CTRL JT	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTER LINE
CLR.	CLEAR
CLSM	CONTROLLED LOW STRENGTH MATERIAL
CMU	CONCRETE MASONRY UNIT
CO	COMPANY
COL.	COLUMN
COMP	COMPRESSION
CONC.	CONCRETE
COND	CONDITION
CONN OR CXN	CONNECTION
CONST	CONSTRUCTION
CONT.	CONTINUOUS
CTC	CENTER TO CENTER
CTR	CENTER
CTR'D	CENTERED
CTSK	COUNTERSINK;COUNTERSUNK
CVR.	COVER
d	PENNY (NAIL SIZE AS IN 10d)
D+E	DRILL & EPOXY
D.B.A.	DEFORMED BAR ANCHOR
DBL	DOUBLE
DBLR	DOUBLER
D.C.W	DEMANDS CRITICAL WELD
DEG	DEGREES
D+E	DRILL & EPOXY
DEPT	DEPARTMENT
DET	DETAIL
DFL	DOUGLAS FIR LARCH'L
DIA.	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DIR	DIRECTION
DIST	DISTANCE
DL	DEAD LOAD
DN	DOWN
DO	DO OVER
DWG	DRAWING(S)
DWL	DOWEL
(E)	EXISTING
E.G.	FOR EXAMPLE
EA.	EACH
EBF	ECCENTRIC BRACED FRAME
E.E.	EACH END
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL OR ELEV	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMB	EMBEDDED
ENGR	ENGINEER
E.N.	EDGE NAILING
E.O.R.	ENGINEER OF RECORD
E.O.S.	EDGE OF SLAB
EPS	EXPANDED POLYSTYRENE
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EQ	EQUAL
E.S.	EACH SIDE
ETC	ET CETERA
EXA	EXPANSION ANCHOR
EXCVN	EXCAVATION
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
E.W.	EACH WAY
Fb	ALLOWABLE BENDING STRESS
FB	FLAT BAR
F'c	CONCRETE COMPRESSION STRENGTH

FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH
FLG	FLANGE
FLR	FLOOR
F'm	MASONRY COMPRESSIVE STRENGTH
F.N.	FIELD NAILING
FOC	FACE OF CONCRETE
FOW	FACE OF WALL
FP	FULL PENETRATION
FRMG	FRAMING
F.S.	FAR SIDE
FT	FOOT; FEET
FTG	FOOTING
Fy	YIELD STRENGTH
GA	GAUGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
GC	GENERAL CONTRACTOR
GAR	GARAGE
GEN	GENERAL
GL	GRID LINE
GND	GROUND
GR	GRADE
H.A.S.	HEADED ANCHOR STUD
(HI)	HIGH
(H) OR HORIZ	HORIZONTAL
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HK	HOOK
HOSP	HOSPITAL
HS	HIGH STRENGTH
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
I	MOMENT OF INERTIA
I.D.	INSIDE DIAMETER
i.e.	THAT IS
I.F.	INSIDE FACE
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INSP	INSPECTION, INSPECTOR
INT	INTERIOR
INV	INVERT
JST	JOIST
JT	JOINT
KIP OR K	1,000 POUNDS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
(L)	LOW
LAB	LABORATORY
LABC	LOS ANGELES BUILDING CODE
LAP	LAP SPLICE LENGTH
LBS OR #	POUND
Ldc	COMPRESSION DEVELOPMENT LENGTH
LDGR	LEDGER
Ldh	HOOKED BAR DEVELOPMENT LENGTH
Ldt	TENSION DEVLOPMENT LENGTH
L.F.	LINEAL FOOT
LIN	LINEAL; LINEAR
LL	LIVE LOAD
LLH	LONG LEG/SIDE HORIZONTAL
LLV	LONG LEG/SIDE VERTICAL
LONG	LONGITUDINAL
L.P.	LOW POINT
L.S.	LAG SCREW
Lsc	COMPRESSION LAP SPLICE LENGTH
Lsh	LONG SLOTTED HOLES
Lst	TENSION SPLICE LENGTH
L.W.	LIGHTWEIGHT
LVL	LEVEL
MAX	MAXIMUM
M.B.	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MULT	MULTIPLE
(N)	NEW
N	NORTH
N/A	NOT APPLICABLE
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NLG	NAILING
NO. OR #	NUMBER
N.S.	NEAR SIDE
NTS	NOT TO SCALE
NW	NORMAL WEIGHT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
P.C.	PRECAST
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
P.A.F.	POWER (OR POWDER) ACTUATED FASTENER
PG	PLATE GIRDER
PJP	PARTIAL JOINT PENETRATION
PLF	POUNDS PER LINEAL FOOT
PERP OR ⊥	PERPENDICULAR
P.E.N.	PANEL E.N.
PL	PLATE

PLWD OR PLY.	PLYWOOD
PLBG	PLUMBING
PNL	PANEL
PREFAB	PREFABRICATED
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PS	PRE-STRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED; POST TENSIONED
PTFE	POLYTETRAFLUORETHYLENE (TEFLON)
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
P.Z.	PROTECTED ZONE
RAD	RADIUS
RE:	REFER TO:
REF	REFERENCE
REG	REGULAR
REINF.	REINFORCEMENT
REQ, REQ'D	REQUIRED
RET	RETAINING
REV	REVISION
RF	ROOF
RM	ROOM
R.O.	ROUGH OPENING
S	ELASTIC SECTION MODULUS
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
SDL	SUPERIMPOSED DEAD LOAD
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SEP	SEPARATION
SHR	SHORING; SHORE
SHT	SHEET
SHT'G	SHEATHING
SIM	SIMILAR
SIMPSON, SST	SIMPSON STRONG TIE
S.J.	SEISMIC JOINT
SLRS	SEISMIC LOAD RESISTING SYSTEM
S.M.D.	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SPCL	SPECIAL
S.P.D.	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SQ.	SQUARE
SS	SELECT STRUCTURAL
SSH	SHORT SLOTTED HOLES
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
SYMM.	SYMMETRICAL
T/	TOP OF
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE, TEMPORARY
T.F.F.	TOP OF FINISHED FLOOR
THK	THICK
THRU	THROUGH
TL	TOTAL LOAD
T.O.C.	TOP OF CONCRETE (OR CURB)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TRANSV	TRANSVERSE
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY, INC.
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UT	ULTRASONIC TEST
(V) OR VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
W/C	WATER/CEMENT
WD	WOOD
WF	WIDE FLANGE
WHT	WEIGHT
W.P.	WORK POINT
W.S.	WOOD SCREW
W.T.S.	WELDED THREADED STUDS
W.W.F.	WELDED WIRE FABRIC REINF.

STRUCTURAL STEEL SHAPES

W	W SHAPES
S	S SHAPES
M	M SHAPES
HP	HP SHAPES
C	STD CHANNEL
MC	MISC CHANNEL
L	ANGLES
WT, ST, MT	STRUCTURAL TEES CUT FROM W, S, OR T SHAPES
PIPE OR STD PIPE	STANDARD PIPE
PIPE-X OR PIPE XS EXTRA	STRONG PIPE
PIPE-XX OR PIPE XXS	DBL EXTRA STRONG PIPE
HSS	HOLLOW STRUCTURAL SECTION

Author

24-11-2025 11:39:04

CBC 2022 TABLE 1705.6 - REQUIRED VERIFICATION AND INSPECTION OF SOILS

TYPE	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRE BEARING CAPACITY.	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

STATEMENT & SCHEDULE OF SPECIAL INSPECTION, 2022 CBC

1. PROJECT: SEA STAR LOT 9 GUEST HOUSE
2. LOCATION: 6270 SEA STAR DR MALIBU, CA 90265
3. THIS STATEMENT OF SPECIAL INSPECTION IS SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF THE CBC 2019 SECTIONS 1704 AND 1705. INCLUDED ARE THE FOLLOWING:
   A. SCHEDULE OF SPECIAL INSPECTIONS AND TESTS APPLICABLE TO THIS PROJECT:
      X SPECIAL INSPECTIONS PER SECTIONS 1704 AND 1705.
      X SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
      X SPECIAL INSPECTIONS FOR WIND RESISTANCE.
4. SPECIAL INSPECTIONS AND TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THIS STATEMENT, AND CBC SECTIONS 1704, 1705, 1707 AND 1708.
5. THE SCHEDULE OF SPECIAL INSPECTIONS SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED. SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED BY THE APPROVED PLANS AND SPECIFICATIONS WILL ALSO BE PERFORMED.
6. INTERIM REPORTS WILL BE SUBMITTED TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH CBC SECTION 1704.1.2.
7. A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY (SECTION 1704.1.2). THE FINAL REPORT WILL DOCUMENT:
   A. REQUIRED SPECIAL INSPECTIONS.
   B. CORRECTION OF DISCREPANCIES NOTED IN INSPECTIONS.
8. THE OWNER RECOGNIZES HIS OR HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN CBC SECTION 1704.1.
9. THIS PLAN HAS BEEN DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING OFFICIAL WILL:
   A. REVIEW AND APPROVE THE QUALIFICATIONS OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE INSPECTIONS.
   B. MONITOR SPECIAL INSPECTION ACTIVITIES ON THE JOB SITE TO ASSURE THAT THE SPECIAL INSPECTORS ARE QUALIFIED AND ARE PERFORMING THEIR DUTIES AS CALLED FOR IN THIS STATEMENT OF SPECIAL INSPECTION.
   C. REVIEW SUBMITTED INSPECTION REPORTS.
   D. PERFORM INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING CODE.
10. THE FOLLOWING ELEMENTS ARE TO HAVE SPECIAL INSPECTION. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, POST-INSTALLED ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED TO RESIST SUSTAINED TENSION LOADS, SHOTRETE PLACEMENT, CONCRETE STRENGTH f'c > 2500 PSI, SPRAYED ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES, AND HELICAL PILE FOUNDATIONS.
   A. ALL CONCRETE WORK WITH 3-KSI CONCRETE STRENGTH OR ABOVE.
   B. BOLTS INSTALLED IN CONCRETE
   C. EXPANSION AND ADHESIVE ANCHORS
   D. ALL ASTM A 706 GR. 60 REINFORCING STEEL
   E. STRUCTURAL WELDING
   F. SPECIAL GRADING, EXCAVATION, AND BACKFILLING
   G. PLYWOOD SHEARWALLS. (SEE NOTE 11)
   H. SHEAR WALL HOLDOWNS.
   I. OTHER INSPECTION REQUIRED BY THE BUILDING OFFICIAL
11. CONTINUOUS INSPECTION BY A LICENSED DEPUTY INSPECTOR SHALL BE REQUIRED FOR ALL STRUCTURAL PLYWOOD SHEATHING INSTALLATION WHERE THE FASTENER SPACING IS 4 INCHES OR LESS AND PERIODIC INSPECTION FOR ALL WOOD SHEAR WALL DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ONCENTER OR LESS.
12. PER STEEL NOTES ALL FABRICATION OF STRUCTURAL STEEL WILL BE PERFORMED IN AN AISC CERTIFIED LAB.PER SECTION 1704.2.2 SPECIAL INSPECTIONS REQUIRED BY 1704 ARE NOT REQUIRED WHERE WORK IS DONE ON THE PREMISES OF A FABRICATOR AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
13. SPECIAL ACTIVITY INSPECTION IS REQURIED FOR:
   - BUILDING OVER 5 STORIES OR 60' IN HEIGHT
   - BUILDINGS OVER 50,000 SQ. FT. OF GROUND FLOOR AREA
   - BUILDINGS OVER 200,000 SQ.FT. OF TOTAL FLOOR AREA

PREPARED BY: DEREK WAVERING, S.E.
REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

SIGNATURE/DATE

OWNER'S AUTHORIZATION:

SIGNATURE/DATE

BUILDING OFFICIAL ACCEPTANCE:

SIGNATURE/DATE

CBC 2022 TABLE 1705.3 - REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	—	X	ACI 318:CH. 20.25.2, 25.3,26.5.1-26.5.3	1908.4
2. REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16";AND c. INSPECT ALL OTHER WELDS.	— X	X X	AWS D1.4 ACI318: 26.5.4	—
3. INSPECT ANCHORS CAST IN CONCRETE.	—	X	ACI 318: 17.8.2	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	X	X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	1909.1
5. VERIFY USE OF REQUIRED DESIGN MIX.	—	X	ACI 318: CH 19 26.4.3, 26.4.4	1904.2, 1910.2, 1910.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	—	ASTM C172 C31 ACI 318 26.4.5, 26.12, 5.8	1910.10
7. INSPECT OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	—	ACI 318: 26.4.5	1910.6 -7 -8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	—	X	ACI 318: 26.4.7-26.4.9	1910.9
9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES. b. GROUTING OF BONDED PRESTRESSING TENDONS	X X	— —	ACI 318: 26.9.2.1 ACI 318: 26.9.2.3	— —
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	—	X	ACI 318: CH 26.8	—
11. VERIFY OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	—	X	ACI 318: 26.10.2	—
12. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	—	X	ACI 318: 26.10.1(b)	—

FOR SI: 1 INCH = 25.4 MM.
a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318. OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO BE COMMENCEMENT OF THE WORK.
c. PER SECTION 1705.3, CONCRETE SPECIAL INSPECTION IS NOT REQUIRED FOR: ISOLATED SPREAD FOOTINGS OF BUILDINGS 3-STORIES OR LESS, CONTINUOUS FOOTINGS DESIGNED FOR 2,500 PSI CONCRETE, & NON-STRUCTURAL SLABS ON GRADE.

CBC 2022 TABLE 1705A.2.1- REQUIRED SPECIAL INSPECTIONS & TESTS OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION: CONTINUOUS	FREQUENCY OF INSPECTION: PERIODIC	REFERENCED STANDARD	CBC REFERENCE
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS.				
a. IDENTIFICATION MARKINGS TO CONFIRM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	—	X	AISC 360 A3.3 AND APP. ASTM STANDARDS	—
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	—	X	—	—
2. INSPECTION OF HIGH-STRENGTH BOLTING				
a. SNUG-TIGHT JOINTS	—	X	AISC 360 M2.5	—
b. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	—	X	AISC 360 M2.5	—
c. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	X	—	AISC 360 M2.5	—
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360.	—	X	AISC 360 A3.1	2203A.1
b. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	—	X	APPLICABLE ASTM MAT. STAND.	—
c. MANUFACTURER'S CERTIFIED TEST REPORTS.	—	X	—	—
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFI-CATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	—	X	AISC 360 A3.5 AWS A5	—
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	—	X	—	—
5. INSPECTION OF WELDING:				
a. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
1. COMPLETE & PARTIAL JOINT PENETRATION GROOVE WELDS.	X	—	AWS D1.1, D1.8	1705A.2.2
2. MULTIPASS FILLET WELDS	X	—	AWS D1.1, D1.8	1705A.2.2
3. SINGLE-PASS FILLET WELDS > 5/16".	X	—	AWS D1.1, D1.8	1705A.2.2
4. PLUG AND SLOT WELDS	X	—	AWS D1.1, D1.8	1705A.2.2
5. SINGLE-PASS FILLET WELDS <= 5/16".	—	X	AWS D1.1, D1.8	1705A.2.2
6. FLOOR AND ROOF DECK WELDS.	—	X	AWS D1.3	---
b. REINFORCING STEEL				
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706.	—	X	AWS D1.4, ACI 318 3.5.2	---
2. REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS, AND SHEAR REINFORCEMENT.	—	X	AWS D1.4, ACI 318 3.5.2	---
3. SHEAR REINFORCEMENT.	X	—	AWS D1.4, ACI 318 3.5.2	---
4. OTHER REINFORCING STEEL.	—	X	AWS D1.4, ACI 318 3.5.2	---
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:				
a. DETAILS SUCH AS BRACING AND STIFFENING.	—	X	---	1705A.2.2
b. MEMBER LOCATIONS.	—	X	---	1705A.2.2
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	—	X	---	1705A.2.2

c. WHERE APPLICABLE, SEE ALSO SECTION 1705A.11 SPECIAL INSPECTION FOR SEISMIC RESISTANCE

ADHESIVE & EXPANSION ANCHORS NOTES:

1. EXPANSION ANCHORS SHALL BE SIMPSON STRONG TIE INC. CARBON STEEL STRONG-BOLT 2. (ICC ESR 3037 AND LARR 25891 FOR CONCRETE, UES-0240 AND LARR 25936 FOR MASONRY).
2. SCREW ANCHORS SHALL BE SIMPSON STRONG TIE INC. CARBON STEEL TITEN HD. (ICC ESR 2713, LARR 25741 FOR CONCRETE AND ICC ESR 1056, LARR 25560 FOR MASONRY).
3. ANCHORING ADHESIVE SHALL BE SIMPSON SET-XP (ICC ESR-2508 AND LARR 25744 FOR CONCRETE AND UES-0265, LARR 25965 FOR MASONRY).
4. ALL THREADED RODS SHALL BE F1554 GR. 36 OR A36 THREADED ROD, U.N.O.
5. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC, COLA, AND MANUFACTURER'S RECOMMENDATIONS (U.N.O.), WITH DIAMETER AND EMBEDMENT LENGTH AS NOTED ON THE DRAWINGS.
6. SEE TYPICAL POST-INSTALLED ANCHOR EMBEDMENT DETAIL FOR DEFINITION OF EMBEDMENT LENGTH SHOWN IN THE DRAWINGS.
7. PROVIDE STAINLESS STEEL ANCHORS FOR EXTERIOR USE, WHEN EXPOSED TO WEATHER, OR WHERE SPECIFIED BY THE ARCHITECT. PROVIDE GALVANIZED CARBON STEEL AT OTHER LOCATIONS, U.N.O.
8. PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL:
   A. VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND
   B. IDENTIFY EXISTING REINFORCING LOCATION BY PACHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCEMENT.
9. CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL OR ADHESIVE ANCHORS. AT CONTRACTOR OPTION, OVERSIZED HOLES AND WELDED PLATE WASHERS CAN BE USED IN LIEU OF STANDARD DIAMETER HOLES.
10. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE OWNER'S REPRESENTATIVE / ARCHITECT / ENGINEER WILL DETERMINE A NEW LOCATION.
11. PROOF LOAD TEST ANCHORS AS NOTED BELOW.
   A. PROOF LOAD TESTING IS REQUIRED FOR ADHESIVE ANCHORS IN AN UPWARD CONFIGURATION OR SUBJECTED TO SUSTAINED TENSION LOADS. PROOF LOAD TESTING MAY ALSO BE REQUIRED FOR OTHER ANCHORS WHERE SPECIFIED IN THE DRAWINGS. ANCHORS SPECIFICALLY INDICATED AS "NO TEST REQUIRED" ON THE DRAWINGS DO NOT REQUIRE TENSION LOAD TESTS.
   B. ANCHORS REQUIRING TESTING PER SECTION "A" ARE NOT ANTICIPATED ON THIS PROJECT. CONTACT EOR FOR PROOF LOADING PROTOCOL WHERE ANCHORS ARE USED THAT WILL REQUIRE PROOF LOAD TESTING.

TABLE 2304.10.1 (CBC 2022) FASTENING SCHEDULE (U.N.0.)

DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE ROOF OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d	EACH END, TOENAIL
	2-16d	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d @ 6" O.C.	FACE NAIL
2. CEILING JOIST TO TOP PLATE	3-8d	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.8.3.1)	3-16d	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1)	3-16d	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5)	3-10d	TOENAIL C
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RATERS; OR ROOF RAFTER TO 2" RIDGE BEAM	2-16d	END NAIL
	3-10d	TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d	24" O.C. FACE NAIL
	10d BOX	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS	16d	16" O.C. FACE NAIL
	16d BOX	12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d	16" O.C. EA. EDGE, FACE NAIL
	16d BOX	12" O.C. EA. EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d	TOENAIL
12. TOP PLATE TOP TO PLATE	16d	16" O.C. FACE NAIL
	10d BOX	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d	EA. SIDE OF END JOINT, FACE NAIL
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
	16d BOX	EA. SIDE OF END JOINT, FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d	TOENAIL
	2-16d	END NAIL
17. TOP OR BOTTOM PLATE TO STUD	2-16d	END NAIL
18. TOP PLATE, LABS AT CORNERS & INTERSECTIONS	2-16d	FACE NAIL
19. 1" BRACE TO EACH STUD & PLATE	2-8d	FACE NAIL
20. 1"x6" SHEATHING TO EACH BEARING	2-8d	FACE NAIL
21. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d	FACE NAIL
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d	TOENAIL
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR TO THE FRAMING BELOW	8d	6" O.C., TOENAIL
24. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d	FACE NAIL
25. 2" SUBFLOOR OR JOIST OR GIRDER	2-16d	FACE NAIL
26. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d	EACH BEARING, FACE NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2-20d	ENDS AND AT EACH SPLICE, FACE NAIL
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	EACH JOIST OR RAFTER, FACE NAIL
29. JOIST TO BAND JOIST OR RIM JOIST	3-16d	END NAIL
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d	EACH END, TOENAIL a

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	EDGES	INTERMEDIATE SUPPORTS
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
31. 3/8" - 1/2"	6d	6"	12"
32. 19/32" - 3/4"	8d	6"	12"
33. 7/8" - 1-1/4"	10d	6"	12"
OTHER EXTERIOR SHEATHING			
34. 1/2" FIBERBOARD SHEATHING b	1-1/2" GALV. ROOFING NAIL	3"	6"
35. 25/32" FIBERBOARD SHEATHING b	1-3/4" GALV. ROOFING NAIL	3"	6"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
36. 3/4" AND LESS	8d	6"	12"
37. 7/8" - 1"	8d	6"	12"
38. 1-1/8" - 1-1/4"	10d	6"	12"
PANEL SIDING TO FRAMING			
39. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING	6"	12"
40. 5/8"	8d CORROSION-RESISTANT SIDING	6"	12"
INTERIOR PANELING			
41. 1/4"	4d CASING	6"	12"
42. 3/8"	6d CASING	6"	12"

FOR SI: 1 INCH = 25.4 MM
A. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX, OR CASING.
B. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
C. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

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STRUCTURAL
STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
GENERAL NOTES

ARCHITECT
APA

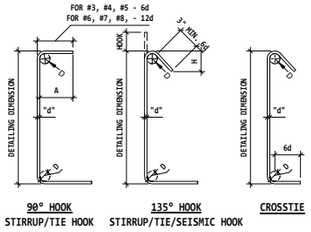
PROJECT NUMBER
25060

SHEET NUMBER
S0.01

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STANDARD HOOK DIMENSIONS

BAR	D	90° HOOK A	135° HOOK A	135° HOOK H
#3	0' - 1-1/2	0'- 4"	0'- 4-1/4"	0' - 3"
#4	0' - 2"	0'- 4-1/2"	0'- 4-1/2"	0' - 3"
#5	0'- 2-1/2"	0'- 6"	0'- 5-1/2"	0'- 3-3/4"
#6	0' - 4-1/2"	1'- 0"	0'- 8"	0'- 4-1/2"
#7	0' - 5-1/4"	1'- 2"	0'- 9"	0'- 5-1/4"
#8	0' - 6"	1'- 4"	0'- 10-1/2"	0'- 6"

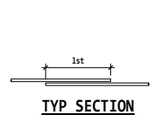


90° HOOK STIRRUP/TIE HOOK | 135° HOOK STIRRUP/TIE/SEISMIC HOOK | CROSSTIE

lst, TENSION SPLICE LENGTH (GRADE 60 BARS)

BAR	MIN CLR & SPACING \ f'c	NW 2500 psi NW 3000 psi		NW 4000 psi NW 5000 psi		LW 3000 psi LW 4000 psi	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	CLR ≥ 3/4", S ≥ 2"	1'-11"	1'-6"	1'-7"	1'-2"	2'-1"	1'-7"
#4	CLR ≥ 3/4", S ≥ 2"	3'-5"	2'-8"	2'-9"	2'-1"	3'-7"	2'-9"
	CLR ≥ 2" , S ≥ 4"	2'-1"	1'-7"	1'-8"	1'-3"	2'-2"	1'-8"
#5	CLR ≥ 3/4", S ≥ 2"	5'-4"	4'-1"	4'-3"	3'-3"	5'-7"	4'-4"
	CLR ≥ 2" , S ≥ 4"	2'-7"	2'-0"	2'-1"	1'-7"	2'-9"	2'-1"
#6	CLR ≥ 3/4", S ≥ 2"	7'-8"	5'-11"	6'-1"	4'-8"	8'-1"	6'-2"
	CLR ≥ 2" , S ≥ 4"	3'-1"	2'-5"	2'-5"	1'-11"	3'-3"	2'-6"
#7	CLR ≥ 3/4", S ≥ 2"	11'-2"	8'-7"	8'-10"	6'-9"	11'-9"	9'-0"
	CLR ≥ 2" , S ≥ 4"	4'-11"	3'-9"	3'-11"	3'-0"	5'-2"	4'-0"
	CLR ≥ 3" , S ≥ 6"	4'-6"	3'-5"	3'-7"	2'-9"	4'-9"	3'-8"
#8	CLR ≥ 3/4", S ≥ 2"	12'-9"	9'-9"	10'-1"	7'-9"	13'-5"	10'-4"
	CLR ≥ 2" , S ≥ 4"	6'-5"	4'-11"	5'-1"	3'-11"	6'-9"	5'-2"
	CLR ≥ 3" , S ≥ 6"	5'-1"	3'-11"	4'-1"	3'-1"	5'-5"	4'-2"
#9	CLR ≥ 3/4", S ≥ 2-1/2"	14'-4"	11'-0"	11'-4"	8'-9"	15'-1"	11'-8"
	CLR ≥ 2" , S ≥ 4"	8'-1"	6'-3"	6'-5"	4'-11"	8'-6"	6'-7"
	CLR ≥ 3" , S ≥ 6"	5'-9"	4'-5"	4'-7"	3'-6"	6'-1"	4'-8"
#10	CLR ≥ 3/4", S ≥ 2-1/2"	16'-2"	12'-5"	12'-9"	9'-10"	17'-0"	13'-1"
	CLR ≥ 2" , S ≥ 4"	10'-3"	7'-11"	8'-1"	6'-3"	10'-10"	8'-4"
	CLR ≥ 3" , S ≥ 6"	6'-10"	5'-3"	5'-5"	4'-2"	7'-3"	5'-7"
#11	CLR ≥ 3/4", S ≥ 3"	18'-0"	13'-11"	14'-3"	11'-0"	19'-0"	14'-8"
	CLR ≥ 2" , S ≥ 4"	12'-10"	9'-10"	10'-2"	7'-10"	13'-6"	10'-5"
	CLR ≥ 3" , S ≥ 6"	8'-7"	6'-7"	6'-9"	5'-3"	9'-0"	6'-11"

"TOP BARS" - ANY HORIZONTAL BAR W/ MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BAR (ACI 318 25.4.2.5)
"OTHER BARS" - ALL BARS THAT ARE NOT TOP BARS



TYP SECTION | A REINFORCEMENT DETAILS

lst = TENSION LAP SPLICE LENGTH
= (lst*)(Cx)

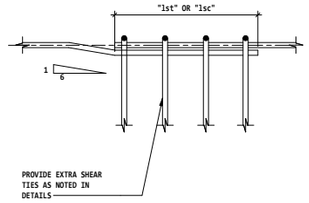
VARIABLES:

lst* = TENSION LAP SPLICE LENGTH FOR GR. 60 BARS. SEE TABLE & NOTE 1.
db = BAR DIAMETER, SEE DETAIL A.
s = BAR SPACING, SEE DETAIL A.
CLR = CLEAR COVER, SEE DETAIL A.
Cx = SPLICE LENGTH INCREASE PER NOTE 3.

NOTES:

1. THE TABULATED VALUES OF lst* APPLY TO THE FOLLOWING CONDITIONS:
   -GRADE 60 UNCOATED BARS
2. MINIMUM CLEAR COVER (CLR) AND BAR SPACING (s) REQUIREMENTS ARE INDICATED IN THE SCHED. BOTH MINIMUMS MUST BE MET.
3. THE TABULATED VALUES SHALL BE INCREASED FOR ALL APPLICABLE FACTORS NOTED BELOW
4. INCREASE LENGTH FOR EPOXY COATED BARS (ACI 318, 25.4.2.5):
   -Ce = 1.0 FOR UNCOATED BARS
   -Ce = 1.2 FOR EPOXY COVERED BARS W/: CLR>3db AND s>6db.
   -Ce = 1.5 FOR ALL OTHER EPOXY COATED BARS.
5. INCREASE LENGTH FOR HIGHER REBAR GRADES (ACI 318, 25.4.2.5):
   -Chs = 1.53 FOR GRADE 80 REBAR
   -Chs = 2.17 FOR GRADE 100 REBAR
6. FOR LATERAL LOAD RESISTING ELEMENTS, CRITICAL SECTION SHALL BE TAKEN AS THE FACE OF TIE/HOOP AT CONFINED CORES OF MOMENT FRAME COLUMN JOINTS OR SHEAR WALL BOUNDARY ZONES.
7. WHERE A LONGITUDINAL BAR TERMINATES IN A MOMENT FRAME COLUMN JOINT OR SHEAR WALL BOUNDARY ZONE ANY PORTION OF THE DEVELOPMENT LENGTH THAT EXTENDS BEYOND THE CONFINED CORE OF THE MOMENT FRAME COLUMN OR SHEAR WALL BOUNDARY ZONE SHALL BE MULTIPLIED BY 1.6
8. FOR LAP SPLICES OF 2 BUNDLED BARS, MULTIPLY LENGTHS BY 1.3
9. ALL SPLICES ARE CONTACT LAP SPLICES U.N.O.
10. WHEN BARS OF DIFFERENT SIZES ARE SPLICED, THE SPLICE LENGTH SHALL BE THE GREATER OF THE TWO BARS.
11. #14 BARS OR GREATER SHALL NOT BE LAP SPLICED, MECHANICAL SPLICING IS REQUIRED.

4 TYP. STIRRUP/TIE/SEISMIC/CROSSTIE HOOKS & BENDS
S1.00 N.T.S.

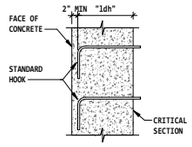


5 TYP. BAR OFFSET AT SPLICE
S1.00 N.T.S.

1 TYP. TENSION LAP SPLICE LENGTHS "ldh"
S1.00 N.T.S.

ldh, HOOKED BAR DEVELOPMENT LENGTHS

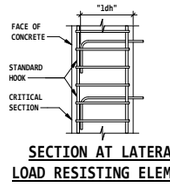
BAR \ f'c	2500 psi	3000 psi	4000 psi	5000 psi	6000 psi	7000 psi	8000 psi
#3	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"
#4	0'-8"	0'-8"	0'-7"	0'-7"	0'-7"	0'-6"	0'-6"
#5	0'-11"	0'-10"	0'-10"	0'-9"	0'-9"	0'-9"	0'-8"
#6	1'-2"	1'-1"	1'-1"	1'-0"	1'-0"	0'-11"	0'-10"
#7	1'-6"	1'-5"	1'-4"	1'-3"	1'-3"	1'-2"	1'-1"
#8	1'-9"	1'-8"	1'-7"	1'-6"	1'-6"	1'-5"	1'-4"
#9	2'-2"	2'-0"	1'-11"	1'-10"	1'-10"	1'-8"	1'-7"
#10	2'-6"	2'-5"	2'-3"	2'-2"	2'-2"	2'-0"	1'-10"
#11	3'-0"	2'-10"	2'-8"	2'-7"	2'-6"	2'-4"	2'-2"



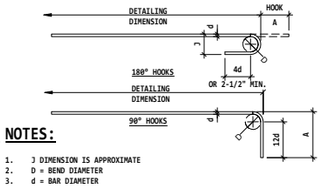
TYP SECTION

STANDARD HOOK DIMENSIONS

DIM \ BAR	D	90° HOOK A	180° HOOK A	180° HOOK J
#3	0'-2 1/4"	0'-6"	0'-5"	0'-3"
#4	0'-3"	0'-8"	0'-6"	0'-4"
#5	0'-3 3/4"	0'-10"	0'-7"	0'-5"
#6	0'-4 1/2"	1'-0"	0'-8"	0'-6"
#7	0'-5 1/4"	1'-2"	0'-10"	0'-7"
#8	0'-6"	1'-4"	0'-11"	0'-8"
#9	0'-9 1/2"	1'-7"	1'-3"	0'-11 3/4"
#10	0'-10 3/4"	1'-10"	1'-5"	1'-1 1/4"
#11	1'-0"	2'-0"	1'-7"	1'-2 3/4"



SECTION AT LATERAL LOAD RESISTING ELEMENT



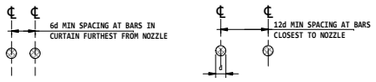
NOTES:

1. LENGTHS APPLY TO GRADE 60 REBAR IN NORMAL WEIGHT CONCRETE
2. FOR GRADE 80 REBAR MULTIPLY LENGTHS BY 1.33
3. FOR LIGHTWEIGHT AGGREGATE CONCRETE MULTIPLY BY 1.3
4. FOR EPOXY COATED REINF. MULTIPLY BY 1.2
5. FOR BARS WITH SPACING LESS THAN (6) BAR DIAMETERS, MULTIPLY BY 1.6
6. FOR LATERAL LOAD RESISTING ELEMENTS, CRITICAL SECTIONS SHALL BE TAKEN AS THE FACE OF THE / HOOP AT CONFINED CORES OF COLUMN JOINTS OR SHEAR WALL BOUNDARY ZONE

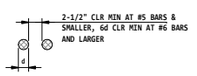
SECTION AT LATERAL LOAD RESISTING ELEMENT NOTES:

1. J DIMENSION IS APPROXIMATE
2. D = BEND DIAMETER
3. d = BAR DIAMETER

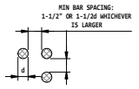
2 TYP. HOOKED BAR DEVELOPMENT LENGTHS & DETAILS OF REINF.
S1.00 N.T.S.



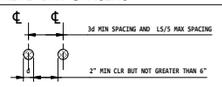
DOUBLE CURTAIN SPACING



SINGLE CURTAIN SPACING



SHOTCRETE BAR SPACING (C)



WHERE d = DIAMETER OF LARGER BAR
WHERE LS = LAP SPLICE LENGTH

CAST-IN-PLACE BAR SPACING (A)

SHOTCRETE BAR SPACING AT LAP (D)

C.I.P SPACING AT NON-CONTACT LAP (B)

NOTES:

1. SHOTCRETE BAR SPACING LESS THAN INDICATED IN DETAILS C & D MAY BE USED FOLLOWING ACCEPTABLE PLACEMENT AND TESTING OF A REPRESENTATIVE MOCK UP PANEL AS REQUIRED BY THE GENERAL NOTES.

3 TYP. BAR SPACING
S1.00 N.T.S.

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No	Revision Description	Date

No	Issue Description	Date
	PLANNING FOUNDATION SET	04/15/25
01	PLANNING FOUNDATION SET	07/23/25
02	PROGRESS SET	09/19/25
03	PROGRESS SET	10/06/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. CONC. REINF DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

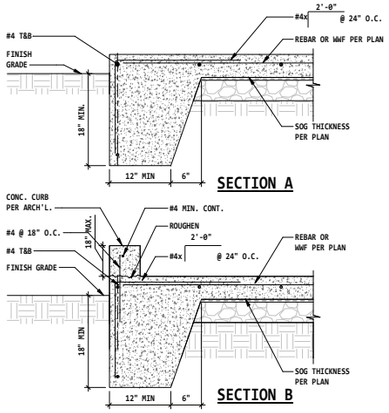
SHEET NUMBER
S1.00

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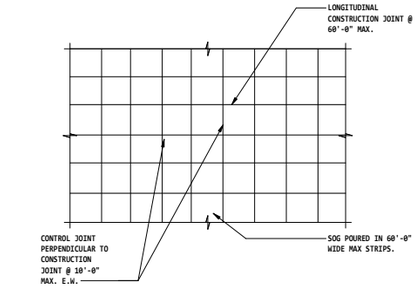
Author

24-11-2025 11:39:05



4 TYP. SLAB-ON-GRADE EDGE DETAIL

S1.01 N.T.S.

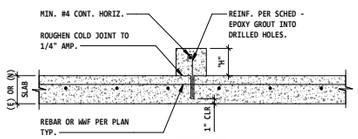


NOTES:

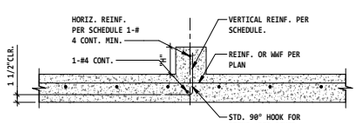
1. WHERE SLAB SURFACE IS EXPOSED, REDUCE MAXIMUM CONTROL JOINT SPACING TO 24 TIMES THE SLAB THICKNESS.
2. SEE 8/- FOR JOINTING AT COLUMNS.

5 TYP. SLAB-ON-GRADE JOINT LAYOUT

S1.01 N.T.S.



ALTERNATE



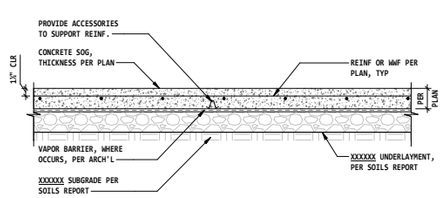
CURB REINFORCING SCHED		
MAX. "H"	VERTICAL	HORIZ.
18"	#4 @ 18" O.C.	#4 @ 12"O.C.
4'-0"	#4 @ 12" O.C.	#4 @ 12"O.C.

NOTES:

1. SEE ARCH'L DWGS FOR CURB LOCATION & SIZE.
2. REINF. TO BE PLACED IN CURB WALL CENTERLINE.

6 TYP. CURB DETAIL

S1.01 N.T.S.

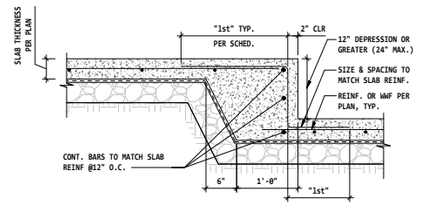


NOTES:

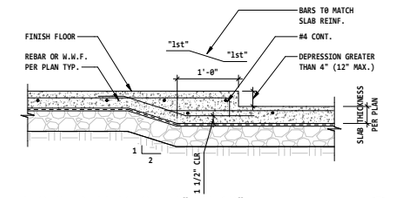
1. SEE DETAIL 2/-, 3/- & 4/- FOR THE SOG JOINTING AND LAYOUT

7 TYP. SLAB-ON-GRADE

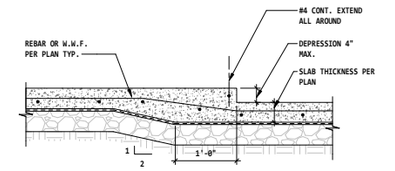
S1.01 N.T.S.



S.O.G. DEPRESSION: 12" TO 24" — A



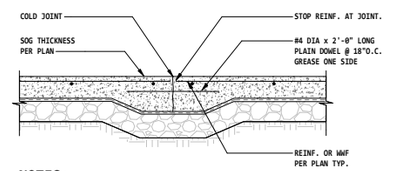
S.O.G. DEPRESSION: 4" TO 12" — B



S.O.G. DEPRESSION: UP TO 4" — C

1 TYP. SLAB-ON-GRADE DEPRESSION DETAIL

S1.01 N.T.S.

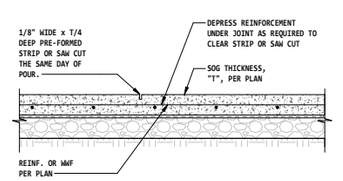


NOTES:

1. 30'-0" x 60'-0" MAX. SPACING PLACED AT COLUMN GRID LINES WHERE POSSIBLE. CONTROL & CONSTRUCTION JOINTS SHALL DIVIDE SLAB INTO SECTIONS W/ AREAS NOT EXCEEDING 100 SQ. FT. LENGTH TO WIDTH RATIO NOT TO EXCEED 2:1
2. CONTRACTOR SHALL SUBMIT A LAYOUT OF JOINTS FOR APPROVAL PRIOR TO POURING SLABS.
3. PLACE CONCRETE IN A CHECKERED-BOARD FASHION BETWEEN CONSTRUCTION JOINTS

2 TYP. SLAB-ON-GRADE CONSTRUCTION JOINT

S1.01 N.T.S.



NOTES:

1. 10'-0" MAX SPACING
2. SEE PLAN FOR "T"
3. CONTRACTOR SHALL SUBMIT A LAYOUT OF JOINTS FOR APPROVAL PRIOR TO PLACING SLABS.

3 TYP. SLAB-ON-GRADE CONTROL JOINT

S1.01 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER — KURT E. WAYS — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. CONC. SOG & FOUNDATION DETAILS

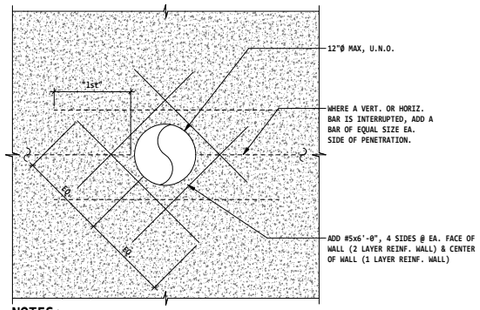
ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S1.01

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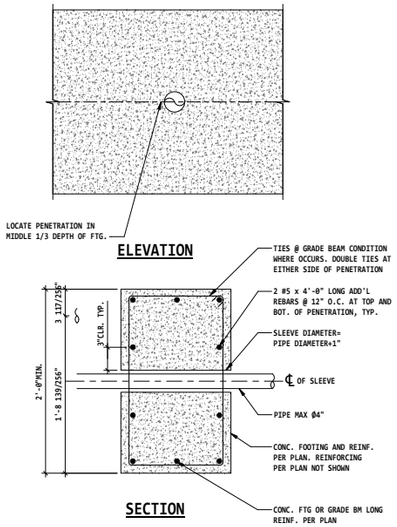
24-11-2025 11:39:06 Author



NOTES:

1. MINIMUM CLEAR SPACING BETWEEN PENETRATONS IS TWO TIMES THE PENETRATION DIAMETER.

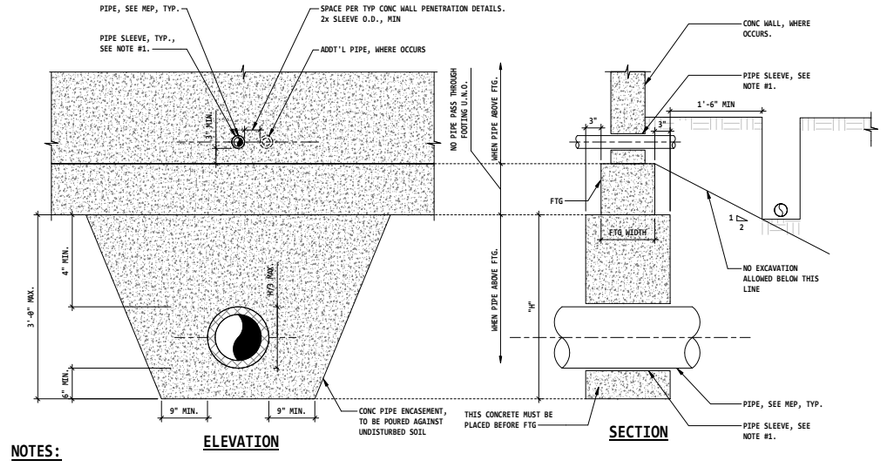
8 TYP. CONC. WALL REINFORCEMENT AT PIPE PENETRATION
S1.02 N.T.S.



NOTES:

1. PIPE MAY ONLY PASS THROUGH THE MIDDLE THIRD OF THE CONT. CONC. FTG. OR GRADE BEAM. SLEEVE SIZES AND LAYOUT TO BE PROVIDED FOR STRUCTURAL ENGINEER OF RECORD TO REVIEW PRIOR TO INSTALLATION.
2. DO NOT LOCATE PIPE PENETRATIONS WITHIN 3'-0" OF ANY COLUMN OR HOLDOWN.
3. NO PIPE PENETRATIONS THOUGH PAD FOUNDAITONS
4. 12" CLR SPACING BETWEEN MULTIPLE SLEEVES.

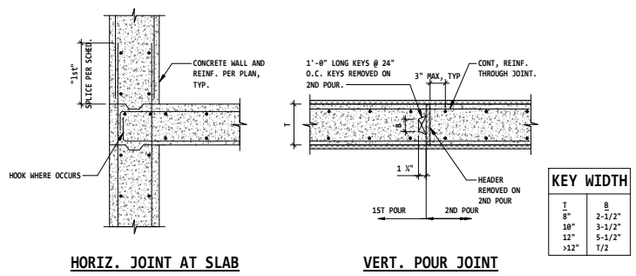
5 TYP. PIPE THROUGH CONT. CONC. FOOTING OR GRADE BEAM
S1.02 N.T.S.



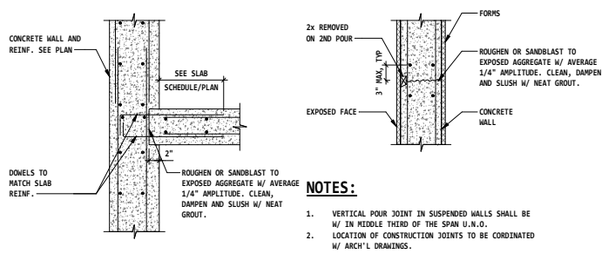
NOTES:

1. PROVIDE PIPE SLEEVES FOR ALL PIPES PASSING THROUGH CONCRETE. PIPE SLEEVE I.D. SHALL BE 2" LARGER THAN PIPE O.D., CENTER PIPE ON SLEEVE.
2. DO NOT PASS PIPES UNDER ISOLATED FOOTINGS.
3. DO NOT PASS PIPES THROUGH FOOTINGS, U.N.O.

1 TYP. PIPE ABOVE OR BELOW FOUNDATION DETAIL
S1.02 N.T.S.



KEY WIDTH	
T	B
8"	2-1/2"
10"	3-1/2"
12"	5-1/2"
>12"	T/2



NOTES:

1. VERTICAL POUR JOINT IN SUSPENDED WALLS SHALL BE W/ IN MIDDLE THIRD OF THE SPAN U.N.O.
2. LOCATION OF CONSTRUCTION JOINTS TO BE CORDINATED W/ ARCH'L DRAWINGS.

9 TYP. CONCRETE WALL CONSTRUCTION JOINTS
S1.02 N.T.S.

NOTES:

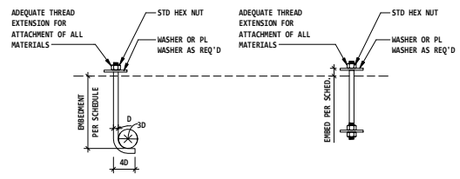
1. WHERE CONTINUOUS FTG IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

6 TYP. CONT. FOOTING CONSTRUCTION JOINT
S1.02 N.T.S.

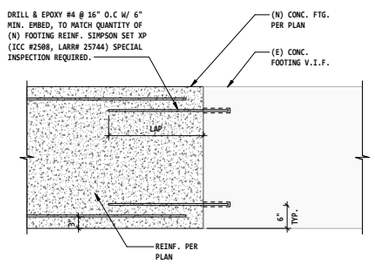
BOLT DIAMETER "D"	MINIMUM EMBEDMENT	
	VERT. ANCHOR BOLTS	HORIZ. ANCHOR BOLTS
1/2"	9"	6"
5/8"	9"	6"
3/4"	9"	6"
7/8"	9"	6"
1"	9"	7"
1-1/8"	10"	8"

NOTES:

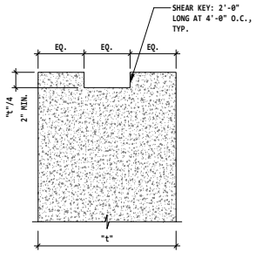
1. USE A DEEPER EMBEDMENT WHERE INDICATED.
2. THE MINIMUM EMBEDMENT EXCLUDES THE HEIGHT OF CONCETE CURBS. AT CURBS, THE CURB HEIGHT SHALL BE ADDED TO THE MINIMUM EMBEDMENT DEPTH.
3. WHEN FOUNDATION ARE PLACED IN TWO POURS SLAB DOWELS FROM SLAB TO FOUNDATION MUST OCCUR OR BOLTS NEED TO BE EMBED INTO FIRST POUR.



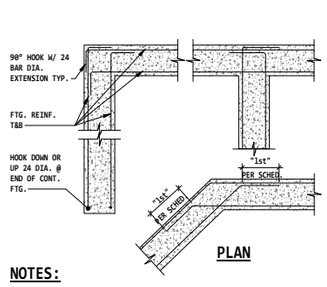
2 TYP. ANCHOR BOLTS
S1.02 N.T.S.



10 (N) TO (E) FOOTING DETAIL
S1.02 N.T.S



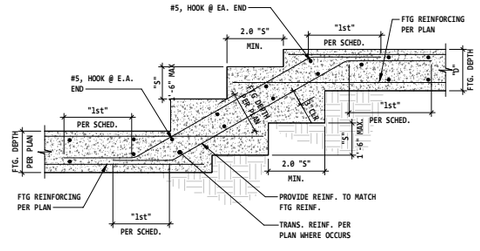
7 TYP. CONCRETE SHEAR KEY
S1.02 N.T.S.



NOTES:

1. SEE TYP. DETAIL FOR REINFORCING IN STEM WALL

4 TYP. FTG. REINF. @ CORNERS & INTERSECTIONS
S1.02 N.T.S.



3 TYP. STEPPED CONT. CONC. FOOTING DETAIL
S1.02 N.T.S.

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PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. CONC. SOG & FOUNDATION DETAILS

ARCHITECT
APA

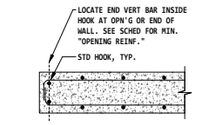
PROJECT NUMBER
25060

SHEET NUMBER
S1.02

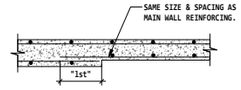
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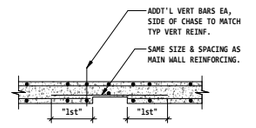
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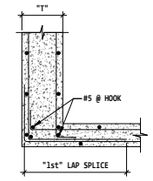
ENDS OF WALLS & SIDES OF OPENINGS



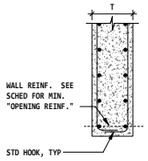
SECTION AT CHANGE IN WALL THICKNESS



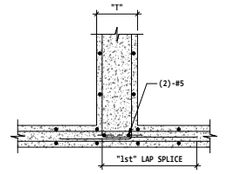
SECTION AT WALL CHASES



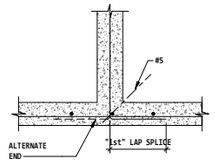
CORNER DOUBLE REINF.



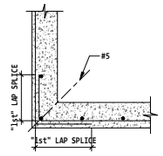
TOP & BOT OF OPENINGS



WALL INTERSECTION DOUBLE REINF.



WALL INTERSECTION SINGLE REINF.



CORNER SINGLE REINF.

NOTES:

MINIMUM REINFORCEMENT WHERE NOT OTHERWISE SHOWN ON SECTIONS, DETAILS, OR WALL ELEVATIONS. ONLY USE THIS REINFORCEMENT WHERE SPECIFICALLY NOTED AS "MIN REINF" IN PLANS, SECTIONS, OR DETAILS.

MINIMUM REINF. ON CONCRETE WALLS

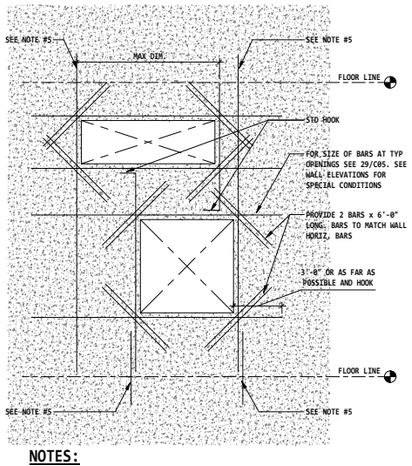
WALL THICKNESS "T"	REINFORCING EA. WAY	OPENING REINF.
6"	#4 @ 12" @ C.L.	(1)-#5
8"	#4 @ 10" @ C.L.	(2)-#5
10"	#4 @ 16" @ E.F.	(2)-#6
12"	#4 @ 12" @ E.F.	(2)-#6
14"	#4 @ 12" @ E.F.	(2)-#7
16"	#5 @ 15" @ E.F.	(2)-#7
18"	#5 @ 14" @ E.F.	(2)-#8
20"	#5 @ 12" @ E.F.	(2)-#8

NOTES:

1. FOR PLACEMENT OF VERTICAL BARS RELATIVE TO HORIZONTAL BARS. SEE REINFORCING IN GENERAL NOTES.
2. MAXIMUM OPENING 8'-0".
3. PROVIDE MIN. CLEAR COVER PER GENERAL NOTES, TYP.
4. BOUNDARY REINFORCEMENT NOT SHOWN FOR CLARITY. SEE SHEAR WALL TYPICAL DETAILS AND ELEVATIONS.

1 TYP. CONCRETE WALL DETAILS

S1.03 N.T.S.

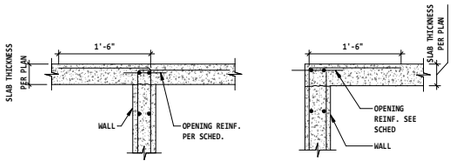


NOTES:

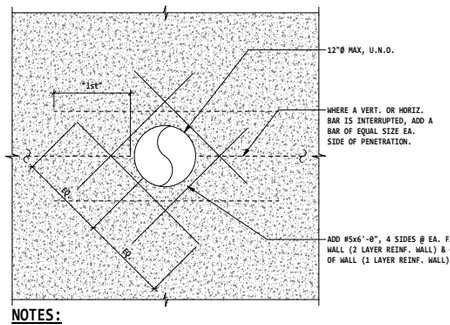
1. WHERE ONE OPENING OCCURS ABOVE ANOTHER, EXTEND ALL SILL AND LINTEL REINF 3'-0" BEYOND FURTHEST OPENING IN EA. DIRECTION OR THE LAP LENGTH WHICH EVER IS GREATER.
2. WHERE OPENINGS IN A HORIZONTAL LINE ARE SPACED LESS THAN THE WIDTH OF THE MAX. ADJACENT OPENING APART, RUN LINTEL AND SILL REINF CONTINUOUS BETWEEN OPENINGS.
3. EXTEND VERTICAL BARS FROM FLOOR TO FLOOR OR (WHERE OPENING INTERSECTS BAR) FROM FLOOR TO OPENING.
4. TYP WALL REINF AT TYP SPACING BETWEEN SPECIAL BARS IS TO BE USED.
5. EXTEND VERTICAL BARS 3'-0" PAST FLOOR JOINT OR PROVIDE EQUIVALENT DOWELS.

3 TYP. REINFORCING AROUND CONCRETE WALL OPENINGS

S1.03 N.T.S.



VERTICAL WALL REINF. DETAILS AT SLAB WHERE WALL IS DISCONTINUOUS



NOTES:

1. MINIMUM CLEAR SPACING BETWEEN PENETRATONS IS TWO TIMES THE PENETRATION DIAMETER.

2 TYP. CONC. WALL REINFORCEMENT AT PIPE PENETRATION

S1.03 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER Derek E. Watts No. S-6239 STRUCTURAL STATE OF CALIFORNIA

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TYP. CONC. WALL DETAILS

ARCHITECT
APA

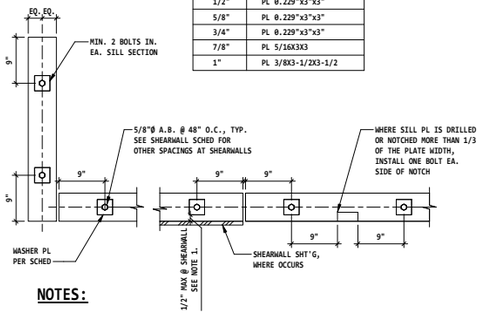
PROJECT NUMBER
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SHEET NUMBER
S1.03

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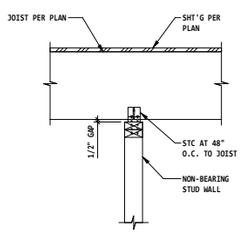
BOLT SIZE	MIN. PL WASHER SIZE
1/2"	PL 0.229"x3"x3"
5/8"	PL 0.229"x3"x3"
3/4"	PL 0.229"x3"x3"
7/8"	PL 5/16X3X3
1"	PL 3/8X3-1/2X3-1/2



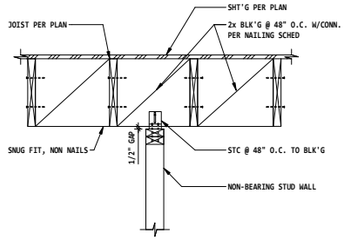
NOTES:

1. AT SHEARWALLS, EDGE OF PLATE WASHER SHALL BE A MAXIMUM OF 1/2" FROM SHT'G. THIS REQUIREMENT APPLIES TO BOTH SIDES AT DOUBLE SIDED SHEAR WALLS. PLATE WASHERS MAY HAVE A 1-3/4" DIAGONAL SLOTTED HOLE W/ A STANDARD CUT WASHER TO ALLOW FOR FIELD ADJUSTMENTS.
2. SEE "SILL BOLTING REQUIREMENTS" IN THE GENERAL NOTES FOR ADDITIONAL INFORMATION.

4 TYP. SILL BOLTING
S1.11 N.T.S.

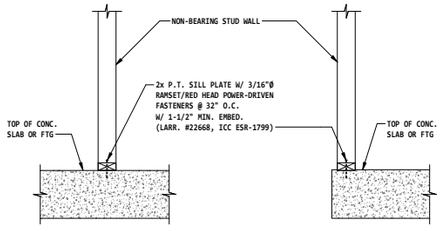


PERPENDICULAR TO JOIST

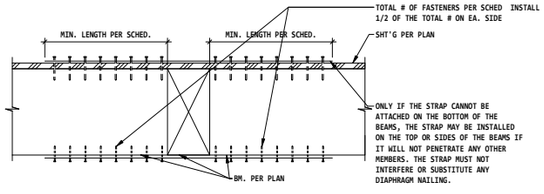


PARALLEL TO JOIST

5 TYP. NON-BEARING STUD WALL CONNECTION AT TOP
S1.11 N.T.S.



6 TYP. NON-BEARING WALL BASE DETAIL
S1.11 1" = 1'-0"



STRAP SCHED

STRAP MARK	STRAP MODEL No.	STRAP WIDTH	TOTAL # OF FASTENERS	MIN. LENGTH EA. SIDE (IN.)	CAPACITY (LBS)
CS1	CS14	1-1/4"	26-16d	15"	2,490
CS2	CMST12	3"	38-16d	18"	4,731
CS3	CMST12	3"	56-16d	25"	6,973
CS4	CMST12	3"	74-16d	33"	9,215

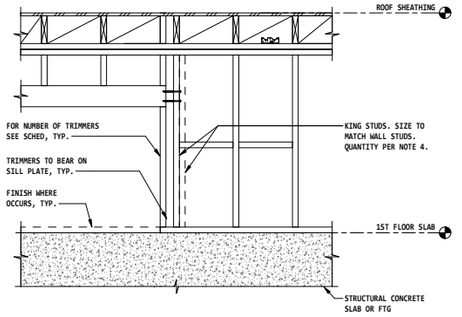
NOTES:

1. SEE 1/- FOR DRAG STRAP @ SHEAR WALL.
2. SEE 2/- FOR DRAG STRAP @ BEAM.
3. SEE 3/- FOR DRAG STRAP @ WALL OPENING.

7 TYP. STRAP SCHED. & DETAIL
S1.11 N.T.S.

TYP. MIN. ROOF HDR. SCHED U.N.O.			
WIDTH OF OPENING	8'-0"	6'-0"	4'-0"
NUMBER OF TRIMMERS	1	1	1
HDR. 4" WALLS 6" WALLS	4x14 6x10	4x10 6x8	4x6 6x6

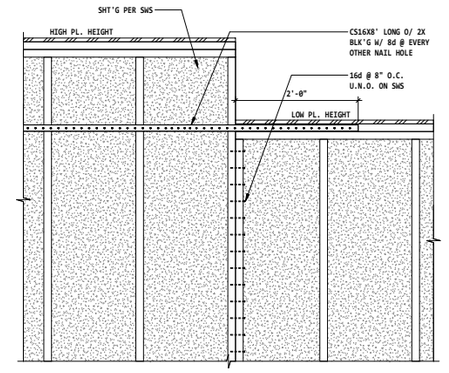
*SEE NOTE 8 FOR EXTERIOR WALLS



NOTES:

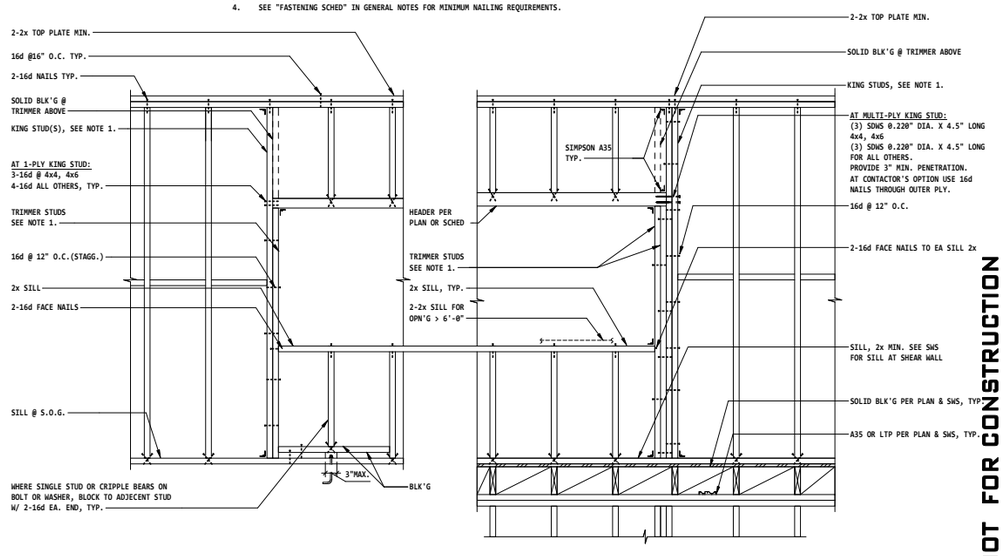
1. HEADER SIZES SHOWN IN SCHEDS IN THIS DETAIL ARE MINIMUM SIZES, SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS AND LOCATIONS W/ LARGER HEADERS. DO NOT USE THIS DETAIL WHERE A POINT LOAD (BEAM OR POST) IS LOCATED ABOVE AN OPENING.
2. SEE "TYP. STUD WALL OPN'G FRAMING" FOR FASTENERS AND CONNECTIONS NOT SHOWN.
3. STUD HEIGHT LIMITATIONS:
   2x4 AT 16" O.C. NOT TO EXCEED 9 FEET.
   3x4 OR 2x6 AT 16" O.C. NOT TO EXCEED 9 FEET.
   IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
4. KING STUDS: FOR EXTERIOR WALLS, THE MINIMUM NUMBER OF KING STUDS SHALL BE HALF THE NUMBER OF STUDS INTERRUPTED BY THE OPENING. FOR INTERIOR WALLS, PROVIDE (1) KING STUD FOR SPANS UP TO 4'-0" & PROVIDE (2) KING STUDS FOR SPANS UP TO 8'-0".
5. TRIMMERS TO BE SAME SIZE AS STUDS AT GIVEN FLOOR LEVEL UNLESS NOTED OTHERWISE. SEE PLANS FOR POSTS WHERE REQUIRED INSTEAD OF TRIMMERS.
6. SEE PLANS FOR SHEAR WALL FRAMING REQUIREMENTS.
7. IF STUCTURAL WALL WIDTH PER PLAN VARIES FROM ARCH'L DWGS CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
8. AT WALLS SUPPORTING SIMPLE SPAN JOISTS ON ONE SIDE ONLY, THE SCHEDD HEADER DEPTH MAY BE REDUCED BY 2". MIN. NOMINAL HEADER DEPTH IS 6".

1 TYP. STUD WALL FRAMING ELEVATION & NOTES
S1.11 N.T.S.



NOTES:

1. SEE "TYP. STUD WALL FRAMING ELEVATION AND NOTES" FOR KING STUD SIZE & QUANTITY,
2. TRIMMER STUD SIZE & QUANTITY, AND MINIMUM HEADER SIZES.
3. SEE PLAN FOR HEADER SIZE. WHERE INDICATED AS "HDR" USE MIN. PER NOTE 1.
4. SEE "FASTENING SCHED" IN GENERAL NOTES FOR MINIMUM NAILING REQUIREMENTS.



3'-6" MAX. OPENING

8'-0" MAX. OPENING

2 TYP. HIGH PLATE TO LOW PLATE
S1.11 N.T.S.

3 TYP. STUD WALL OPENING FRM'G & HEADER SCHEDULE
S1.11 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER KURT E. WAHLSTROM No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. WOOD WALL DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

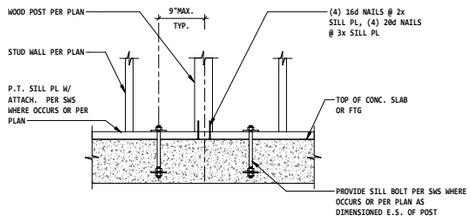
SHEET NUMBER
S1.11

NOT FOR CONSTRUCTION

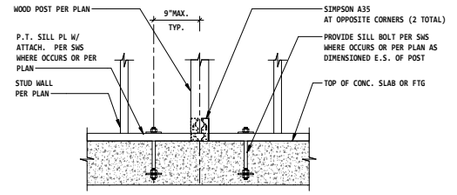
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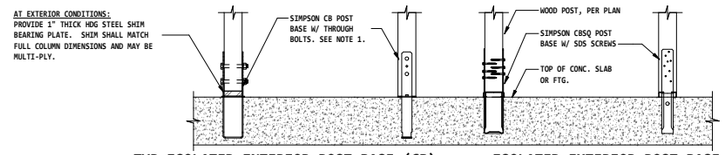
24-11-2025 11:39:08 Author



POST BASE ALTERNATE DETAIL (POST PART OF WALL)



POST BASE (POST PART OF WALL)



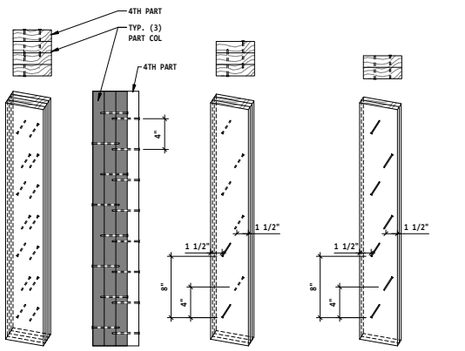
TYP ISOLATED INTERIOR POST BASE (CB) **ISOLATED EXTERIOR POST BASE (CBSQ)**

ONLY USE CBSQ WHERE SPECIFICALLY INDICATED IN PLAN

NOTES:

1. USE THE CB POST BASE AT ALL ISOLATED POST BASES. AT INTERIOR DRY CONDITIONS USE STANDARD POST BASE. AT FOUNDATIONS, OR WHERE EXPOSED TO WEATHER OR WATER, USE HDG CB POST BASE WITH ADDED 1" HDG STEEL SHIM BELOW THE COLUMN. STEEL SHIM TO MATCH THE COLUMN SIZE.
2. USE CBSQ POST BASE ONLY WHERE INDICATED IN PLAN.

1 TYP. POST BASE
S1.13 N.T.S.



(4) PART COL:
4TH PART - STAGGERED 16d COMMON WIRE NAILS @ 4" O.C.
C

(3) PART COL:
STAGGERED 16d COMMON WIRE NAILS @ 4" O.C., ALL SIDES
B

(2) PART COL:
STAGGERED 10d COMMON WIRE NAILS @ 4" O.C., ALL SIDES
A

BUILT UP WOOD POST ALT. SCHED

PLAN SPECIFIED POST	PLAN SPECIFIED POST	DETAIL
3X4	(2)-2X4	A
3X6	(2)-2X6	A
4X4	(3)-2X4	B
4X6	(3)-2X6	B
6X4	(4)-2X4	C
6X6	(4)-2X6	C

2 TYP. BUILT UP COLUMN NAILING
S1.13 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER DARREN E. WATTS No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. WOOD POST DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S1.13

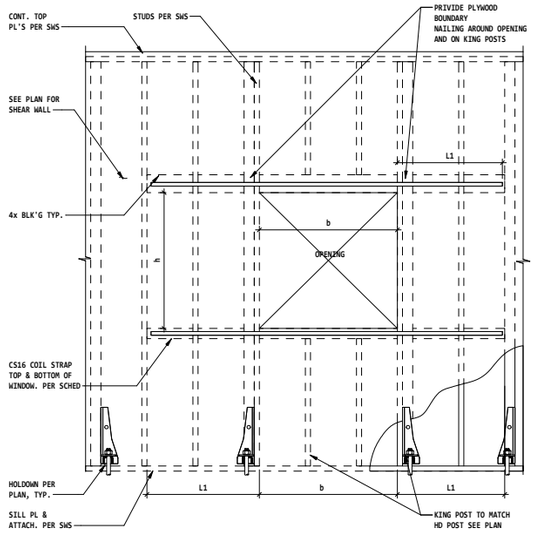
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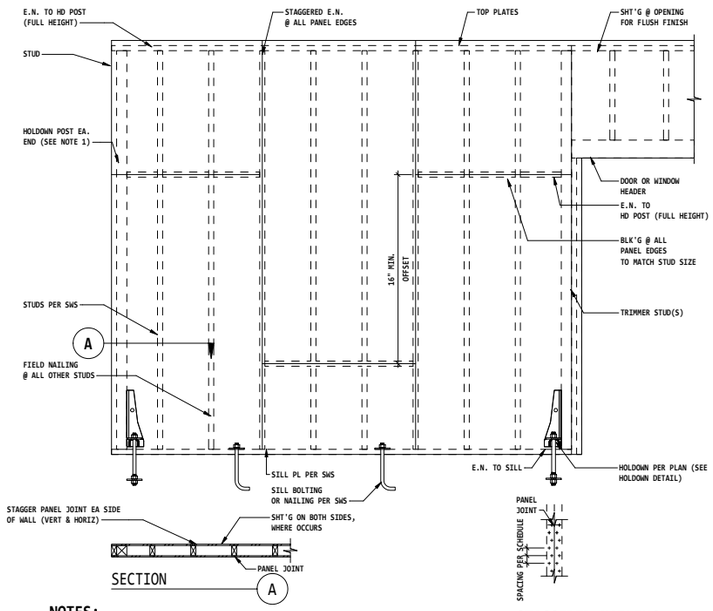
STRAP LENGTH SCHED		
OPENING SIZE		
b	h MAX.	L1
2'-0"	3'-0"	1'-8"
3'-0"	4'-0"	2'-0"
4'-0"	5'-0"	2'-6"



NOTES:

AT DOUBLE SIDED SHEAR WALLS PROVIDE STRAPS EA. SIDE OF WALL

3 TYP. SHEAR WALL WITH OPENING DETAIL
S1.14 N.T.S.

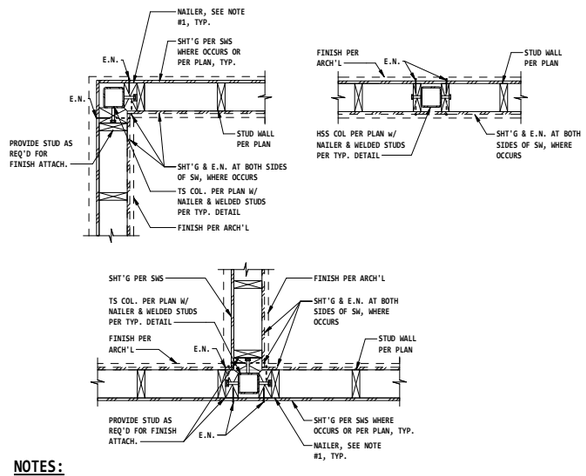


NOTES:

1. SEE HOLDOWN SCHED FOR ADDT'L HD POST SIZE REQUIREMENTS
2. FOR WALLS W/ SHT'G ON BOTH SIDES - SHT'G ON ONE SIDE OF THE SHEAR WALL MUST BE NAILED COMPLETELY BEFORE THE FRAME INSPECTION. SHT'G ON THE OTHER SIDE MUST BE INSTALLED AND INSPECTED PRIOR TO INSTALLATION OF WALL SURFACE COVERING.

STAGGERED NAILING

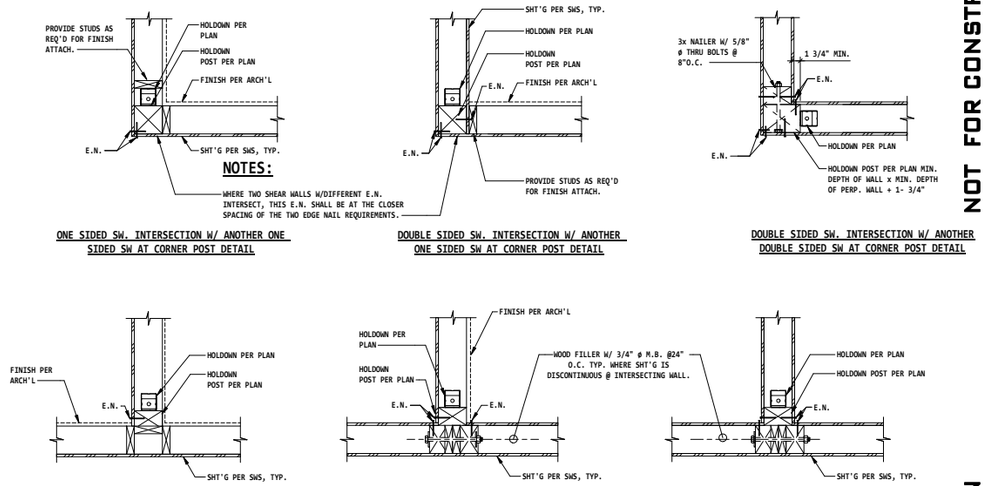
1 TYP. SHEAR WALL ASSEMBLY
S1.14 N.T.S.



NOTES:

1. TYPICAL NAILER IS 3x. PROVIDE 4x NAILER WITH MITER FOR HSS LOCATED AT CORNERS AND INTERSECTIONS.

4 TYP. POST IN A SHEAR WALL DETAIL
S1.14 N.T.S.



ONE SIDED SW. INTERSECTION W/ ANOTHER ONE SIDED SW AT CORNER POST DETAIL

DOUBLE SIDED SW. INTERSECTION W/ ANOTHER ONE SIDED SW AT CORNER POST DETAIL

DOUBLE SIDED SW. INTERSECTION W/ ANOTHER DOUBLE SIDED SW AT CORNER POST DETAIL

INTERSECTION OF INT. ONE SIDE SW. W/ EXT. CONT. ONE SIDE SW. DETAIL

INTERSECTION OF INT. ONE SIDE SHEAR WALL W/ EXT. CONT. DOUBLE SIDED SW. DETAIL

INTERSECTION OF INT. DOUBLE SIDED SW. W/ EXT. CONT. DOUBLE SIDED SW. DETAIL

2 TYP. SHEAR WALL INTERSECTIONS
S1.14 N.T.S.

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REGISTERED PROFESSIONAL ENGINEER DAVID E. WATSON No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. WOOD SHEAR WALL DETAILS

ARCHITECT
APA

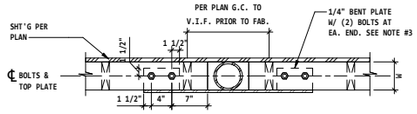
PROJECT NUMBER
25060

SHEET NUMBER
S1.14

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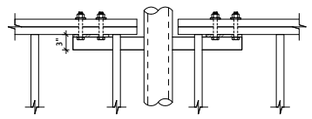
24-11-2025 11:39:09 Author



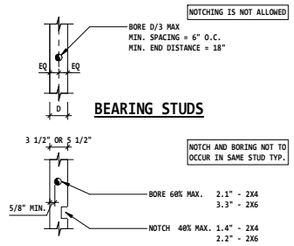
PLAN

NOTES:

1. NO TOP PLATE SPLICE TO OCCUR W/IN 6'-0" OF PIPE.
2. DETAIL APPLIES WHERE DRILLED HOLE EXCEEDS 2-1/4" AT 2x4 OR 3-1/2" @ 2x6 PL OR PLATE IS INTERRUPTED.
3. AT 2x4 TOP PLATE USE 3/4"Ø BOLTS. AT 2x6 TOP PLATE USE 1"Ø BOLTS.
4. USE SIM SPLICE FOR SPLICE OF INTERRUPTED BOTTOM PLATE.



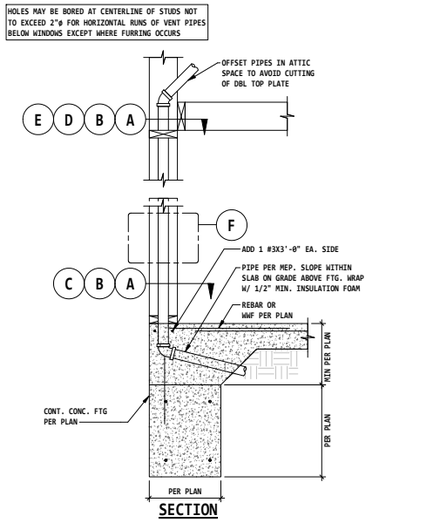
TYP. INTERRUPTED TOP/BOTT. PL SPLICE — E



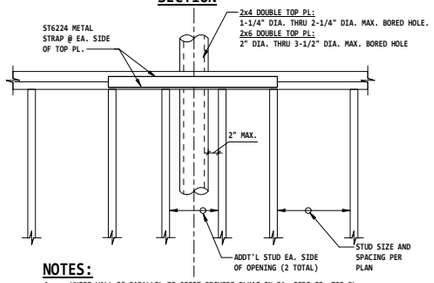
BEARING STUDS

NON-BEARING STUDS
(CBC 2308.5.9 & 2308.5.10)

TYP. STUD NOTCHING — F



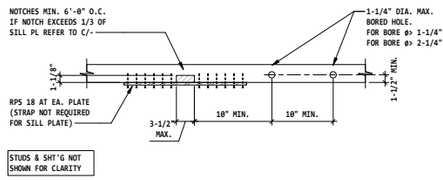
SECTION



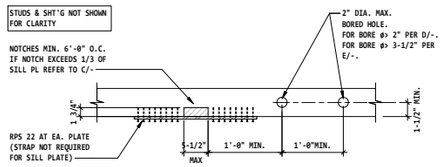
NOTES:

1. WHERE WALL IS PARALLEL TO JOIST PROVIDE BLK'G ON EA. SIDE OF TOP PL. SPLICE & BOTH SIDE OF WALL.
2. WHERE BORE HOLE EXCEEDS INDICATED MAX DIAMETER, SEE DETAIL "E".

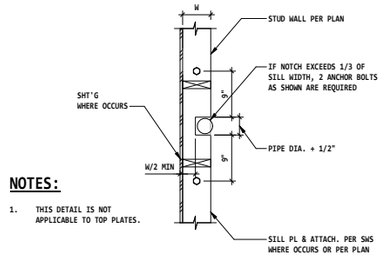
TOP PL PIPE BORING DETAIL — D



2x4 DBL. TOP PLATE 2x4 OR 3x4 SILL PLATE SIM. — A



2x6 DBL. TOP PLATE 2x6 OR 3x6 SILL PLATE SIM. — B



NOTES:

1. THIS DETAIL IS NOT APPLICABLE TO TOP PLATES.

SILL AT LARGE PIPE — C

1 S1.16 **TYP. PIPES & CONDUIT IN STUD WALLS** N.T.S.

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REGISTERED PROFESSIONAL ENGINEER — DAVID E. WASSERMAN — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. JOIST AND BEAM PENETRATION DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S1.16

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ECCENTRIC ANCHOR BOLT SCHED

MARK	SIMPSON SB A.B. @ HOLDOWN	SIMPSON SB MIN. EMBED	ALTERNATE THREADED ROD ANCHOR	THREADED ROD MIN. EMBED
2	SB 5/8x24	18"	5/8"Ø THREADED ROD A.B. W/ (2) #5 BARS	18"
4	SB 5/8x24	18"	5/8"Ø THREADED ROD A.B. W/ (2) #5 BARS	18"
5	SB 5/8x24	18"	5/8"Ø THREADED ROD A.B. W/ (2) #5 BARS	18"
8	SB 7/8x24	18"	7/8"Ø THREADED ROD A.B. W/ (3) #5 BARS	18"
11	SB 1x30	24"	1"Ø THREADED ROD A.B. W/ (4) # 5 BARS	24"
14	SB 1x30	24"	1"Ø THREADED ROD A.B. W/ (4) # 5 BARS	24"
19	N/A	N/A	N/A	N/A
2-11	N/A	N/A	N/A	N/A
2-14	N/A	N/A	N/A	N/A
84	N/A	N/A	N/A	N/A
48-6	N/A	N/A	N/A	N/A
48-8	N/A	N/A	N/A	N/A
68	N/A	N/A	N/A	N/A

NOTES:

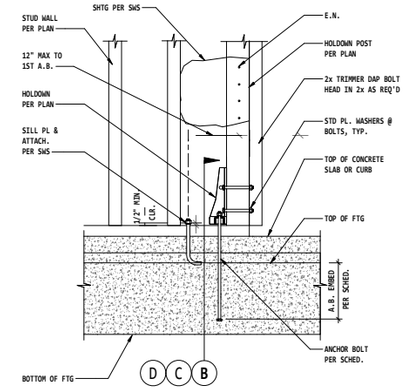
1. ALL NOTES AND MIN. APPLY TO THIS SCHED AS INDICATED IN "HOLDOWN SCHED" ON THIS SHEET.

HOLDOWN SCHED (2022 CBC)

MARK	HOLDOWN TYPE	STRAP ALTERNATE @ FLOORS	"L" MIN. STRAP LENGTH & NAILS PER LEG	STRAP @BM SUPPORT COND.	"L" MIN. STRAP LENGTH & NAILS PER LEG	ATTACHMENT TO EA. POST	MINIMUM POST SIZE	PAB A.B. @ CENTERED CONDITION B & C	PAB PLATE WASHER SIZE	MIN. PAB EMBED DEPTH	MIN. CONT. FTG. SIZE (W x D)	ALLOWABLE TENSION LOADS	
2	HDU2	MST48	16-16d (32 TOTAL)	MSTC48B3	38-10d STUD, 12-10d BEAM. 4-10d BOT	(6) 1/4"ø SDS	4x4	PAB5	1/2x 1-3/4 SQ	15"	12"x18"	3075 LB	
4	HDU4	MST48	16-16d (32 TOTAL)	MSTC48B3 (4)	38-10d STUD, 14-10d BEAM. 4-10d BOT	(10) 1/4"ø SDS	4x4	PAB5	1/2x 1-3/4 SQ	15"	12"x18"	4565 LB	
5	HDU5	MST60	23-16d (46 TOTAL)	CMST14	23-16d EA. POST LEG	(14) 1/4"ø SDS	4x6	PAB5	1/2x 1-3/4 SQ	15"	12"x18"	5465 LB	
8	HDU8	CMST12	37-16d (74 TOTAL)	CMST12	37-16d EA. POST LEG	(20) 1/4"ø SDS	4x6	PAB7	1/2x 2-1/2 SQ	15"	12"x18"	6970 LB	
11	HDU11	N/A	N/A	N/A	N/A	(30) 1/4"ø SDS	6x6 OR 4x8	PAB8	3/4x 3-1/2 SQ	15"	12"x18"	9535 LB	
14	HDU14	N/A	N/A	N/A	N/A	(36) 1/4"ø SDS	6x6 OR 4x8	PAB8	3/4x 3-1/2 SQ	15"	18"x18"	14445 LB	
19	HD19	N/A	N/A	N/A	N/A	(5) 1"ø A307	6x6 OR 4x8	PAB10	3/4x 3-1/2 SQ	15"	18"x18"	19070 LB	
2-14	2-HDU14	N/A	N/A	N/A	N/A	(36) 1/4"ø SDS	6x8	(2) PAB8	3/4x 3-1/2 SQ	15"	24"x18"	28890 LB	SEE DETAIL ENTITLED "DOUBLE HOLDOWN DETAILS"
84	"ZONE FOUR" T2-84"	N/A	N/A	N/A	N/A	(8) 1"ø A307 BOLTS	(2) 6x6	N/A		N/A	N/A	24381 LB	
48-6	"ZONE FOUR" T2-48"	N/A	N/A	N/A	N/A	(4) 1"ø A307 BOLTS	(2) 6x6	N/A		N/A	N/A	32216 LB	
48-8	"ZONE FOUR" T2-48"	N/A	N/A	N/A	N/A	(4) 1"ø A307 BOLTS	(2) 6x8	N/A		N/A	N/A	43420 LB	
68	"ZONE FOUR" T2-68"	N/A	N/A	N/A	N/A	(6) 1"ø A307 BOLTS	(2) 6x8	N/A		N/A	N/A	63731 LB	

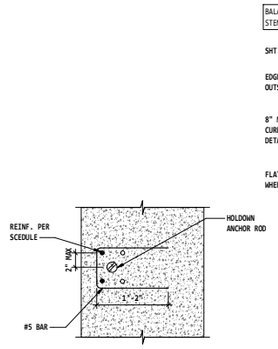
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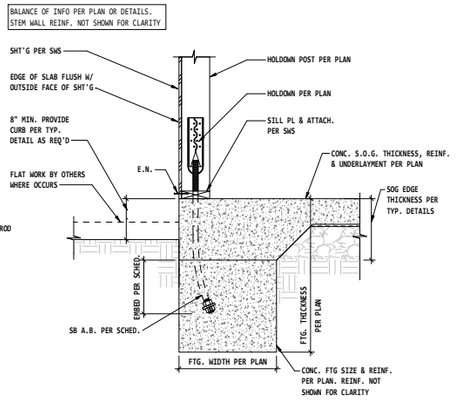
1. FOR ECCENTRIC CONDITION ANCHOR BOLTS SEE SCHED PER D/-
2. PROVIDE MIN. POST SIZE AS INDICATED, U.N.O.
3. SIMPSON HOLDOWNS (ICC ESR 2330), ZONE FOUR HOLDOWNS (ESR 3105) & SIMPSON SB (ESR 2611)
4. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
5. MINIMUM BEAM DEPTH FOR A MSTC6683 IS 11-1/4". PROVIDE HOLDOWN TYPE S IF BEAM IS LESS THAN 11-1/4"
6. ALL S.B. SHALL BE ASTM F1554 GR. 36
7. CONC. MAT SLAB STRENGTH SHALL BE 2500 PCI MIN.
8. SEE MANUFACTURER'S PRODUCT CATALOG FOR MIN EDGE DISTANCES.



NOTE:
RETIGHTEN ALL BOLTS IMMEDIATELY PRIOR TO COVERING WALL. TYP @ ALL SHEAR WALLS.

HOLDOWN ELEVATION — A

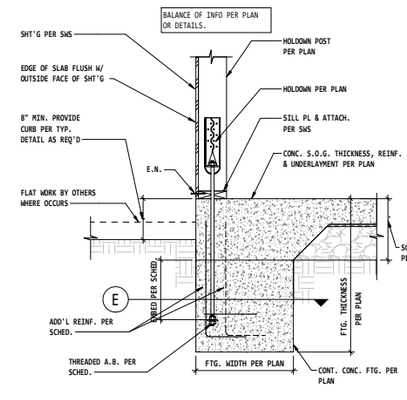




TYP ECCENTRIC CONDITION

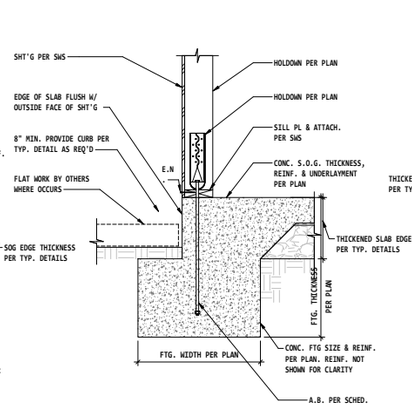
SECTION — E

CONC. MAT. SLAB ECCENTRIC HOLDOWN CONDITION DETAIL — D



ALTERNATE HOLDOWN CONDITION

CONC. FTG. CENTERED HOLDOWN CONDITION DETAIL — C



INTERIOR MAT SLAB HOLDOWN CONDITION DETAIL — B

1 S1.17 **TYP. HOLDOWN SCHEDULE & DETAILS @ CONVENTIONAL FOOTINGS - SINGLE POUR**

N.T.S.

NOT FOR CONSTRUCTION

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17547 VENTURA BLVD, STE 305
ENCINO CA 91316
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REGISTERED PROFESSIONAL ENGINEER — KURT E. WAYSE — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. WOOD HOLDOWN DETAILS

ARCHITECT
APA

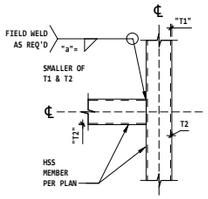
PROJECT NUMBER
25060

SHEET NUMBER
S1.17

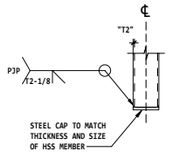
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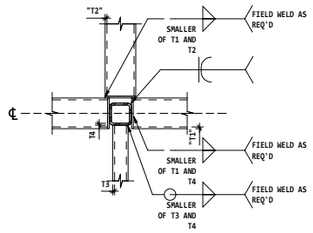
NOT FOR CONSTRUCTION

24-11-2025 11:39:10 Author

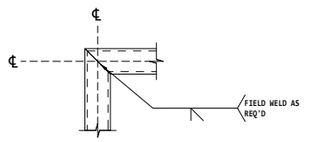


"T" CONDITIONS





DIFFERENT SIZES



CORNER CONDITIONS

6 S1.30 TYP. HSS MEMBERS CONNECTIONS

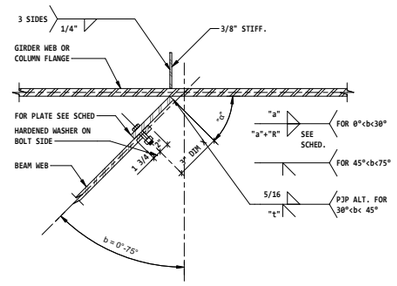
N.T.S.

SKEWED BEAM CONNECTION SCHED

BEAM SIZE	NO.& SIZE OF BOLTS REQUIRED	PLATE THICKNESS	WELD FOR 0°<b<10°	WELD FOR 10°<b<30°
W8	(2) 7/8"ø	5/16"	5/16" 3/8"	5/16" 9/16"
W10	(2) 7/8"ø W/ 4"GA	5/16"		
W12	(3) 7/8"ø	5/16"		
W14	(3) 7/8"ø	5/16"		
W16	(4) 7/8"ø	5/16"		
W18	(4) 7/8"ø	5/16"		
W21	(5) 7/8"ø	5/16"		
W24	(6) 7/8"ø	3/8"		
W27	(7) 7/8"ø	3/8"		
W30	(8) 7/8"ø	1/2"	5/16" 1/2"	5/16" 9/16"
W33	(9) 7/8"ø*	1/2"		
W36	(9) 7/8"ø*	1/2"		

NOTES:

1. BACK GOUGE FOR C.P. WELD & COMPLY W/ AWS D1.1 SECT. 10.13 FOR FULL PEN WELDING.
2. t=PLATE THICKNESS.
3. FOR BEVEL WELDS, BEVEL END OF CONNECTION PLATE TO MAINTAIN a AT 45°
4. DO NOT INCREASE DIM X W/OUT ENGINEER'S APPROVAL.
5. * USE HORIZONTAL SHORT SLOTTED HOLES IN PLATE AT COL CONN ONLY.
6. CONNECTION PLATE THICKNESS SHALL NOT BE LESS THAN BEAM WEB THICKNESS.



PLAN

3 S1.30 TYP. SKEWED BEAM CONNECTION

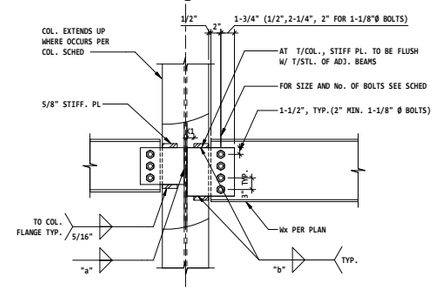
N.T.S.

TYP. BEAM CONNECTION SCHED

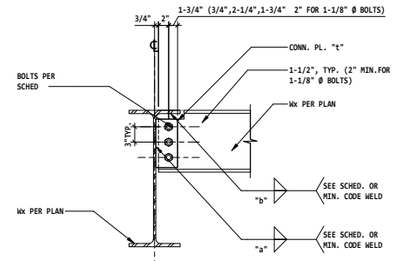
TYPE	BEAM / CHANNEL / GIRDER SIZE	NUMBER & SIZE OF A325X BOLTS TYP.U.N.O.		CONNECTION PLATE FY= 36 KSI U.N.O.		
		ROW 1	ROW 2	PLATE THICKNESS "t"	WELD "a"	WELD "b"
1	C8, C10 W8x, W10x	2-7/8" ø	—	3/8"	1/4"	1/4"
2	C12, C15 W12x, W14x	3-7/8"ø	—	3/8"	1/4"	1/4"
3	W16x W18x	4-7/8"ø	—	3/8"	1/4"	1/4"
4	W21x	5-7/8"ø	—	1/2"	5/16"	5/16"
5	W24x	6-7/8"ø	—	1/2"	5/16"	5/16"
6	W27x	7-7/8"ø	—	1/2"	5/16"	5/16"
7	W30x	8-7/8"ø	—	1/2"	5/16"	5/16"
8	W33x	9-7/8"ø	—	1/2"	5/16"	5/16"
9	W36x	10-7/8"ø	—	1/2"	5/16"	5/16"
10	W40x	11-7/8"ø	—	1/2"	5/16"	5/16"
11	W44x	12-7/8"ø	—	1/2"	5/16"	5/16"

NOTES:

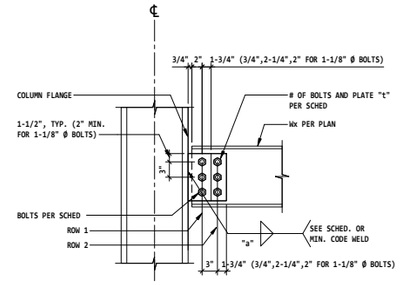
1. CONNECTION CAPACITIES ARE BASED ON AISC 360-16 TABLE 10-10a.
2. PROVIDE FULL-DEPTH SHEAR TAB AT CONNECTIONS TO EXTERIOR BEAMS NOT PART OF LFRS.
3. SEE FOR LFRS SEE BRACING BEAM DETAILS SMRF DETAILS FOR SHEAR TAB REQUIREMENTS OF BRACING BEAMS.
4. FOR ALL DRAG CONNECTIONS SEE RESPECTIVE DRAG CONNECTION TYP. DETAILS.



BEAM TO COLUMN WEB CONNECTION



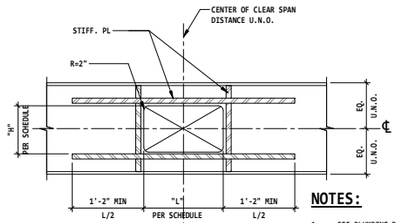
BEAM TO BEAM CONNECTION



BEAM TO COLUMN FLANGE CONNECTION

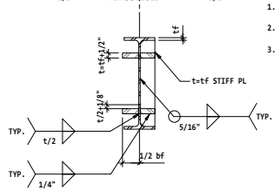
1 S1.30 TYP. STEEL BEAM CONNECTION

N.T.S.



NOTES:

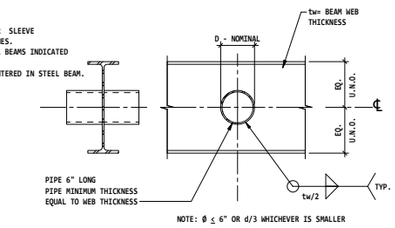
1. SEE PLUMBING DRAWINGS FOR SLEEVE ELEVATIONS AT SLOPING LINES.
2. ALL PENETRATIONS IN STEEL BEAMS INDICATED ON STRUCTURAL PLANS.
3. U.N.O PENETRATION ARE CENTERED IN STEEL BEAM.



TYP. REINF. RECTANGULAR BEAM OPENING

BEAM OPENING SCHED

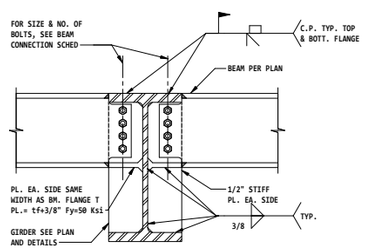
MARK	OPENING DIAMETER "D"	OPENING LENGTH "L"	OPENING HEIGTH "H"	REMARKS	CL EL. BELOW TOP OF STEEL
A	-"	-"	-"	- LOCATION -	-
B					
C					



TYP. REINFORCEMENT FOR A CIRCULAR BEAM OPENING

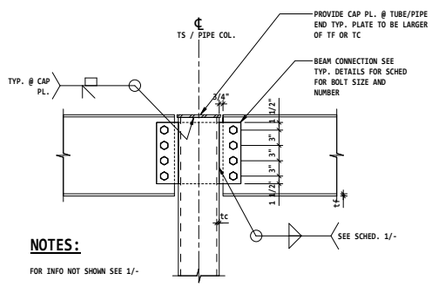
2 S1.30 TYP. BEAM OPENING DETAIL

N.T.S.



7 S1.30 TYP. BEAM TO GIRDER MOMENT CONNECTION

N.T.S.

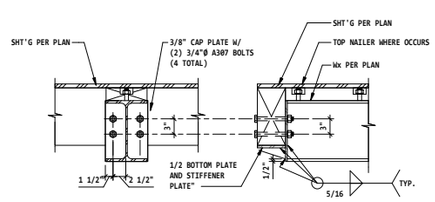


NOTES:

FOR INFO NOT SHOWN SEE 1/-

4 S1.30 TYP. GIRDER TO TS / PIPE COLUMN

N.T.S.



SECTION SIDE VIEW

5 S1.30 TYP. CONTINUOUS WD BM TO STEEL BM

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER DAVID E. WU STRUCTURAL STATE OF CALIFORNIA No. S-6239

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. STEEL DETAILS

ARCHITECT
APA

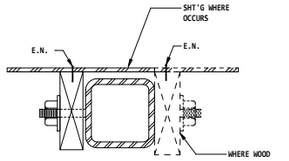
PROJECT NUMBER
25060

SHEET NUMBER
S1.30

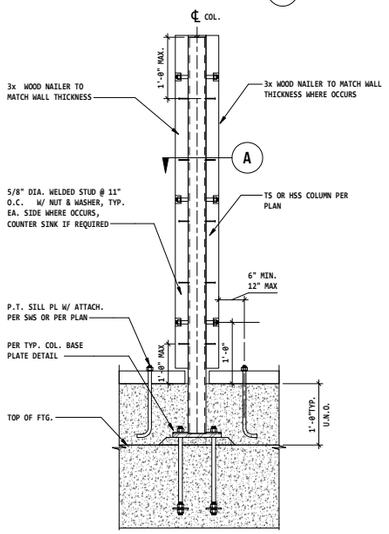
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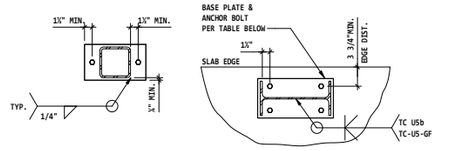


PLAN SECTION A

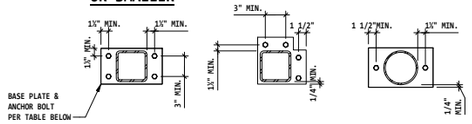


9 S1.31 — TYP. TS OR HSS COL. IN STUD WALL

N.T.S.



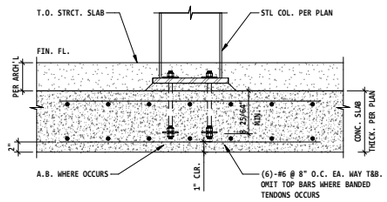
OPTIONAL @ HSS4x4 OR SMALLER — WIDE FLANGE



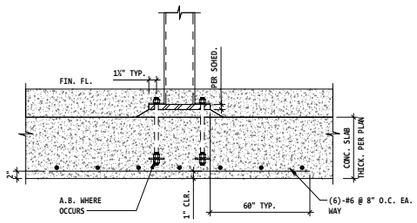
TYP. HSS — HSS AT CORNERS — PIPE

COLUMN	ANCHOR BOLT	A.B. HOLE (MAX)	BASE PLATE THICKNESS
W.F. (W6 - W12)	4-7/8"ø A449 W/ WASHER	1"*	1"
W.F. (W14, W16, W18)	4-7/8"ø A449 W/ WASHER	1"*	1"
STD PIPE	2-3/4"ø A307 W/ WASHER	1-1/16"	3/4"
HSS TUBE	4-3/4"ø A307 W/ WASHER	1-1/16"	3/4"
HSS TUBE (OPT.)	2-3/4"ø A307 W/ WASHER	1-1/16"	3/4"

* FOR OVERSIZED BASE PLATE ANCHOR BOLT HOLES AT MOMENT FRAMES, SEE DETAIL XX



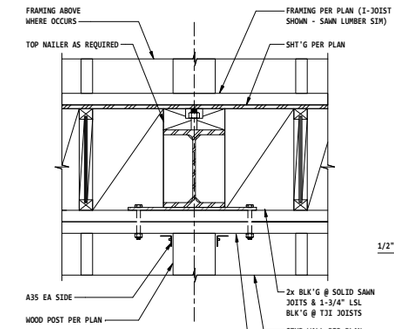
TYP. NON-MOMENT FRAME Wx BASE CONN.



TYP. NON-MOMENT FRAME HSS BASE CONN.

8 S1.31 — TYP. STEEL COLUMN BASE

N.T.S.

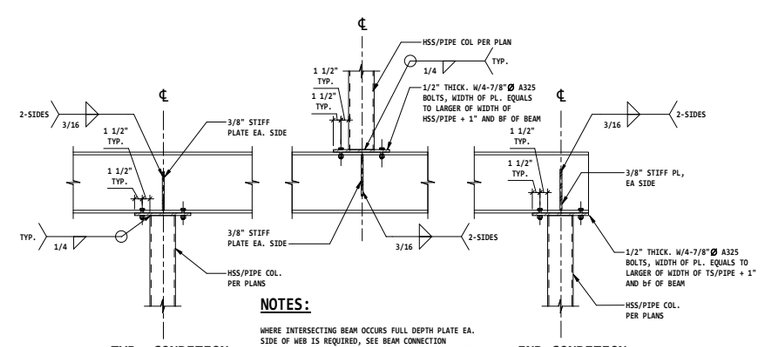


FRONT VIEW — SIDE VIEW

NOTE: REFER TO DETAIL 2/ FOR ADDTIONAL INFO.

3 S1.31 — TYP. STL BEAM TO WOOD POST WITHIN WALL CONN.

N.T.S.



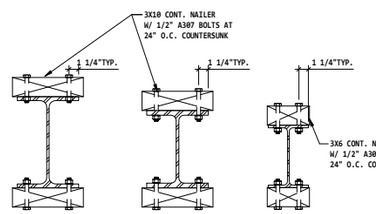
TYP. CONDITION — END CONDITION

NOTES:

WHERE INTERSECTING BEAM OCCURS FULL DEPTH PLATE EA. SIDE OF WEB IS REQUIRED, SEE BEAM CONNECTION DETAILS. FOR CONNECTION PLATE DETAILS (USE LARGER PL THICK./WELDS WHERE REQUIRED BY OTHER DETAILS)

4 S1.31 — TYP. HSS/PIPE COLUMN CONNECTIONS

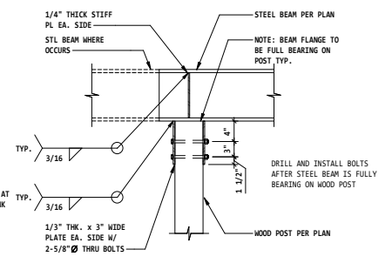
N.T.S.



W12X COLUMN — W10X COLUMN — W8X COLUMN

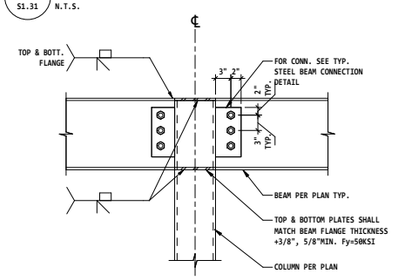
7 S1.31 — TYP. STEEL NAILER DETAIL

N.T.S.



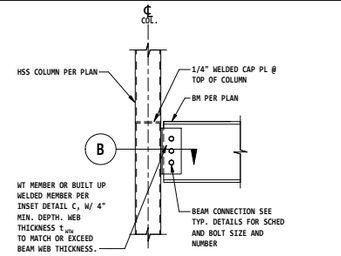
5 S1.31 — TYP. STEEL BEAM TO WOOD POST

N.T.S.

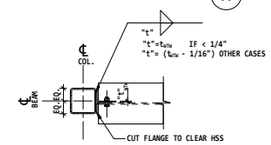


6 S1.31 — TYP. HSS COLUMN/ CANT. BEAM DETAIL

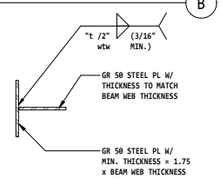
N.T.S.



ELEVATION A



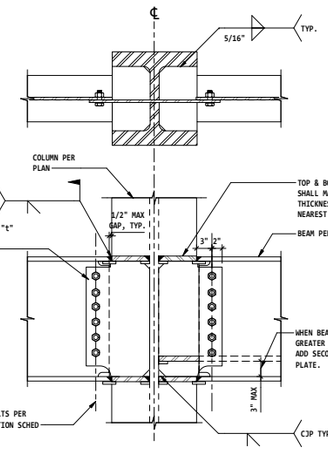
PLAN VIEW B



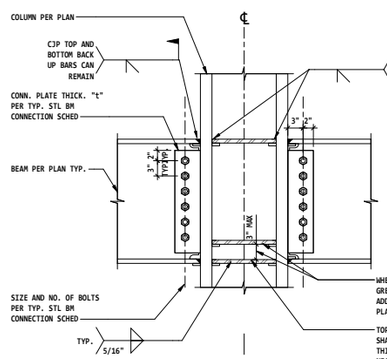
ALTERNATIVE TO WT C

1 S1.31 — TYP. WF BEAM TO HSS COLUMN

N.T.S.



BEAM TO COLUMN WEB CONN



BEAM TO COL. FLANGE CONN.

2 S1.31 — TYP. CANTILEVER BEAM TO COLUMN

N.T.S.

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No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. STEEL DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

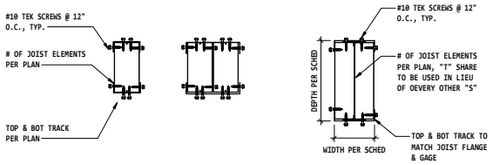
SHEET NUMBER
S1.31

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NOT FOR CONSTRUCTION

Author

24-11-2025 11:39:13



TYPE A TYPE C TYPE B

NOTES:

1. SEE BEAM/JOIST SCHEDULE ON PLAN FOR TYPE DETERMINATION.

2 S1.50 BU LT GAGE BEAM TYPES

1 1/2" = 1'-0"

LIGHT GAUGE METAL SCREWING SCHED CONNECTION:

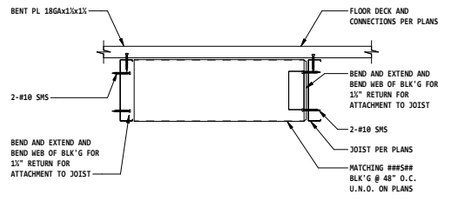
1.	JOIST TO TRACK	(2) #10
2.	BRIDGING TO JOIST, CLIPS EA. END	(3) #10
3.	1" x 6" SUBFLOOR OR LESS TO EA. JOIST, FACE SCREW	(2) #10
4.	WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST, FACE SCREW	(3) #10
5.	2" SUBFLOOR TO JOIST OR BEAM, BLIND AND FACE SCREW	(2) #10
6.	BOTTOM TRACK TO JOIST OR BLK'G, FACE SCREW	#10 @ 16" O/C
7.	TOP & BOT TRACK TO EA STUD	#10 EA SIDE
8.	DOUBLE STUDS, FACE SCREW	(2) ROWS #10 @ 12" O/C
9.	TOP TRACK @ INTERSECTIONS, FACE SCREW	(4) #10
10.	TOP TRACK @ LAPS, FACE SCREW	(6)#10
11.	CEILING JOISTS TO PLATE	(2) #10
12.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE SCREWS	(2) #10
13.	CEILING JOISTS TO PARALLEL RAFTERS, FACE SCREWS	(2) #10
14.	RAFTER TO TRACK	(2) #10
15.	1" x 8" SHT'G OR LESS TO EA. BEARING, FACE SCREW	(2) #10
16.	WIDER THAN 1" x 8" SHT'G TO EA. BEARING, FACE SCREW	(3) #10
17.	BUILT UP CORNER STUDS	#10 @ 12" O/C
18.	BUILT UP BEAMS @T&B, EA SIDE	#10 @ 12" O/C

FOOTNOTES:

1. U.N.O. ON PLAN
2. LARGER SCREWS MAY BE SUBSTITUTED
3. SHEET METAL SCREWS, SMS.
4. ALL FASTENERS SHALL BE "TEK" SCREWS "KWICK FLEX" SELF DRILLING SCREWS PER ICC ESR# 3332 AND LARR# 25886 OR AN APPROVED EQUAL.

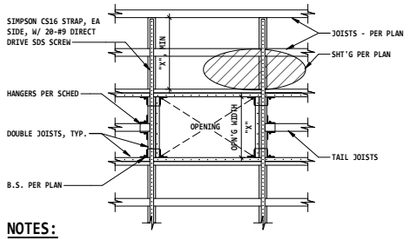
3 S1.50 TYPICAL LIGHT-GAUGE SCREWING SCHEDULE

1" = 1'-0"



4 S1.50 TYP. JOIST BLOCKING DETAIL

1 1/2" = 1'-0"

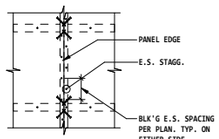


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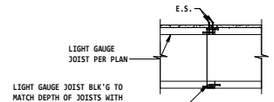
1. SEE ARCH'L, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS.
2. "X" NOT TO EXCEED 2'-0" U.N.O.

5 S1.50 TYP. FLOOR AND ROOF OPENING

N.T.S.



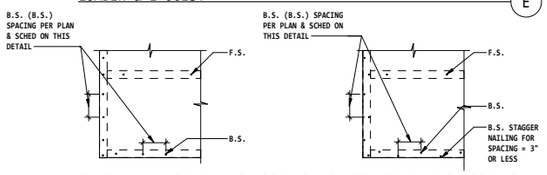
PLAN



SECTION

JOIST BRACE ADJ. PANEL EDGES — E

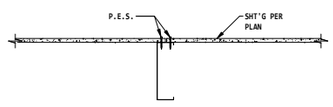
JOIST BRACING - FULL DEPTH BLK'G SAWN LUMBER & I-JOIST — E



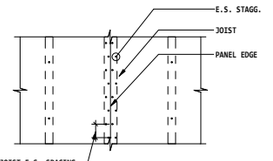
SINGLE LINE COND. B.S. SCREWS IS GREATER THAN 3" — F2

STAGG. COND. B.S. SCREWS IN 3" OR LESS — F1

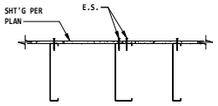
BOUNDARY SCREWS 2 CORNERS — F



NAILING EDGE DIST. — G

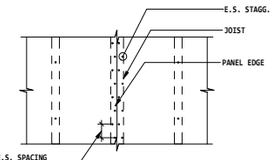


PLAN

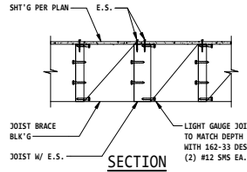


SECTION

B



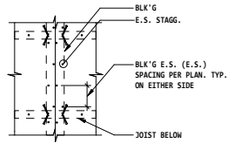
PLAN



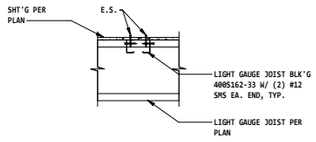
SECTION

@ FULL DEPTH BLK'G — C

ADJOINING PANEL EDGES — C

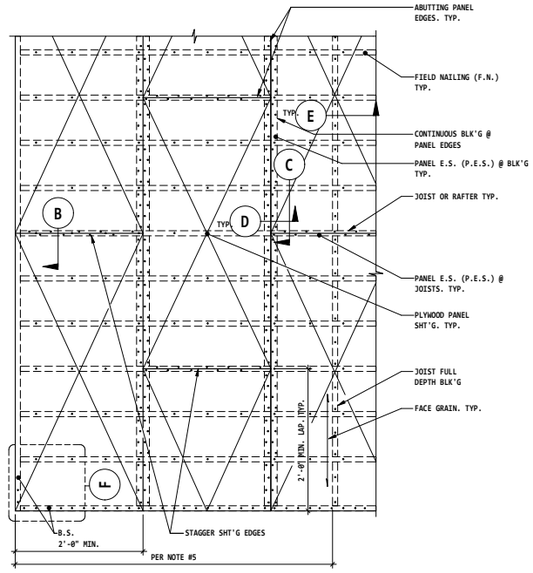


PLAN



SECTION

ADJOINING PANEL EDGES - NAILING TO CONT. BLK'G SECTION LUMBER & I-JOISTS — D



NOTES:

1. REFER TO PLANS FOR SHEATHING THICKNESS & GRADE.
2. REFER TO PLANS & SCHED ON THIS DETAIL FOR SCREW SIZE AND SPACING OF BOUNDARY SCREWING (B.S.), PANEL EDGE NAILING (P.E.S.) AT JOISTS, EDGE NAILING (E.S.) AT BLK'G, AND FIELD SCREWING (F.S.).
3. PROVIDE MIN. 3/8" SCREW EDGE DISTANCE FROM SHEATHING AND FRAMING MEMBERS. SEE INSET DETAIL "G"
4. BLOCK ALL PANEL EDGES AS SHOWN UNLESS OTHERWISE SPECIFIED ON THE PLANS
5. PROVIDE CONTINUOUS JOIST BRACING MEMBERS @ 8'-0" O.C. MAX SPACING UNLESS SPECIFIED OTHERWISE ON PLANS
6. JOIST BRACING MEMBERS SHALL CONSIST OF FULL DEPTH BLK'G AS SHOWN PER INSET DETAIL "E". AS A MINIMUM PROVIDE LIGHT GAUGE BLOCKING TO MATCH JOIST DEPTH W/ S162-33 ASSEMBLIES RESPECTIVELY.
7. FOR MIN. WIDTH OF SCREWED FACE OF FRAMING SEE SCHED ON THIS DETAIL
8. LONG DIMENSION OF SHT'G SHALL BE PERPENDICULAR TO JOIST
9. DIAPHRAGM SCREWED TO BE OBSERVED BY STRUCTURAL ENGINEER BEFORE COVERING
10. SHT'G SPANS SHALL CONFORM WITH 2018 IBC TABLE 2304.7
11. AT INTERIOR SHEAR WALLS: PROVIDE (2) ROWS OF B.S.
12. AT LOCATIONS OTHER THAN SHEAR WALLS, PANEL EDGE NAIL (P.E.S.) SPACING AT NON-CONTINUOUS EDGES MAY BE INCREASED TO 150% OF THE B.S. SPACING. SPACING NOT TO EXCEED 6" O.C.
13. FOR TJI FRAMING SCREWED SHALL NOT BE SPACED CLOSER THAN 4" O.C. WHERE A DIAPHRAGM REQUIRES CLOSER SPACING, LIGHT GAUGE FRAMING TO MATCH THE JOIST DEPTH AND MINIMUM NOMINAL THICKNESS SHALL BE USED AT PANEL EDGES.

TYP. LAYOUT & NOTES — A

DIAPHRAGM SCREWING SCHED

DIAPH MARK	MIN. NOMINAL MEMBER & BLK'G THICKNESS @ PANEL BOUNDARY EDGES	#12 SMS FASTENER ROWS	B.S./P.E.S. SPACING (IN. O.C.)	F.S. SPACING (IN. O.C.)	NOTES & REMARKS
6	2	1	6	12	SEE DETAIL B,D & F2
4	2	1	4	12	SEE DETAIL B,D & F2
2.5	2	1	2 1/2	12	SEE DETAIL B,D & F2
2	3	1	2 STAGG.	12	SEE DETAIL C,D & F1
4D	3	2	4	12	
2.5D	3	2	2 1/2 STAGG.	12	
4T	4	3	4	12	
2.5T	4	3	2 1/2 STAGG.	12	

1 S1.50 TYP. DIAPHRAGM SHEATHING ASSEMBLY & NAILING SCHED.

N.T.S.

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dw@kfseng.com

REGISTERED PROFESSIONAL ENGINEER KURT E. WAGNER No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/21/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
TYP. LIGHT GAGE METAL STUD DETAILS

ARCHITECT
APA

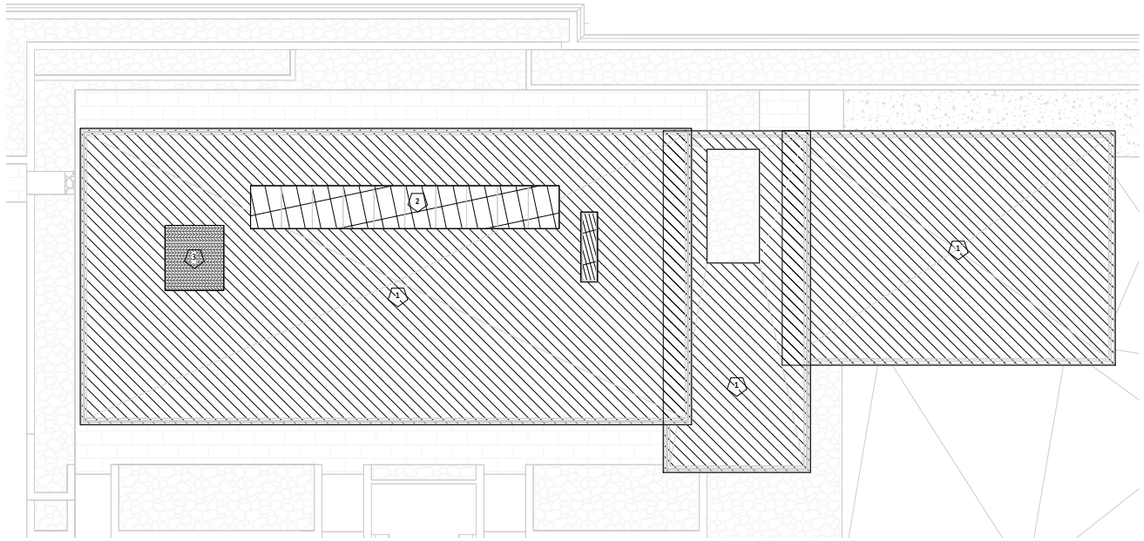
PROJECT NUMBER
25060

SHEET NUMBER
S1.50

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24-11-2025 11:39:14 Author

FINISH KEY LEGEND		
FINISH AREA & PATTERN	DESCRIPTION OF FINISH	NOTES
1	BALLASTED ROOF OVER IB PVC ROOFING	
2	SOLAR PANELS OVER BALLASTED ROOF OVER IB PVC ROOFING	
3	MECHANICAL UNIT OVER BALLASTED ROOF OVER IB PVC ROOFING	
4	SKYLIGHT	



1 S1.60 ROOF FINISH KEY PLAN

1/8" = 1'-0"

0 5 10 20

TRUE NORTH PROJECT NORTH

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REGISTERED PROFESSIONAL ENGINEER DEREK C. WAYNE No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/2/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
FINISH KEY PLAN

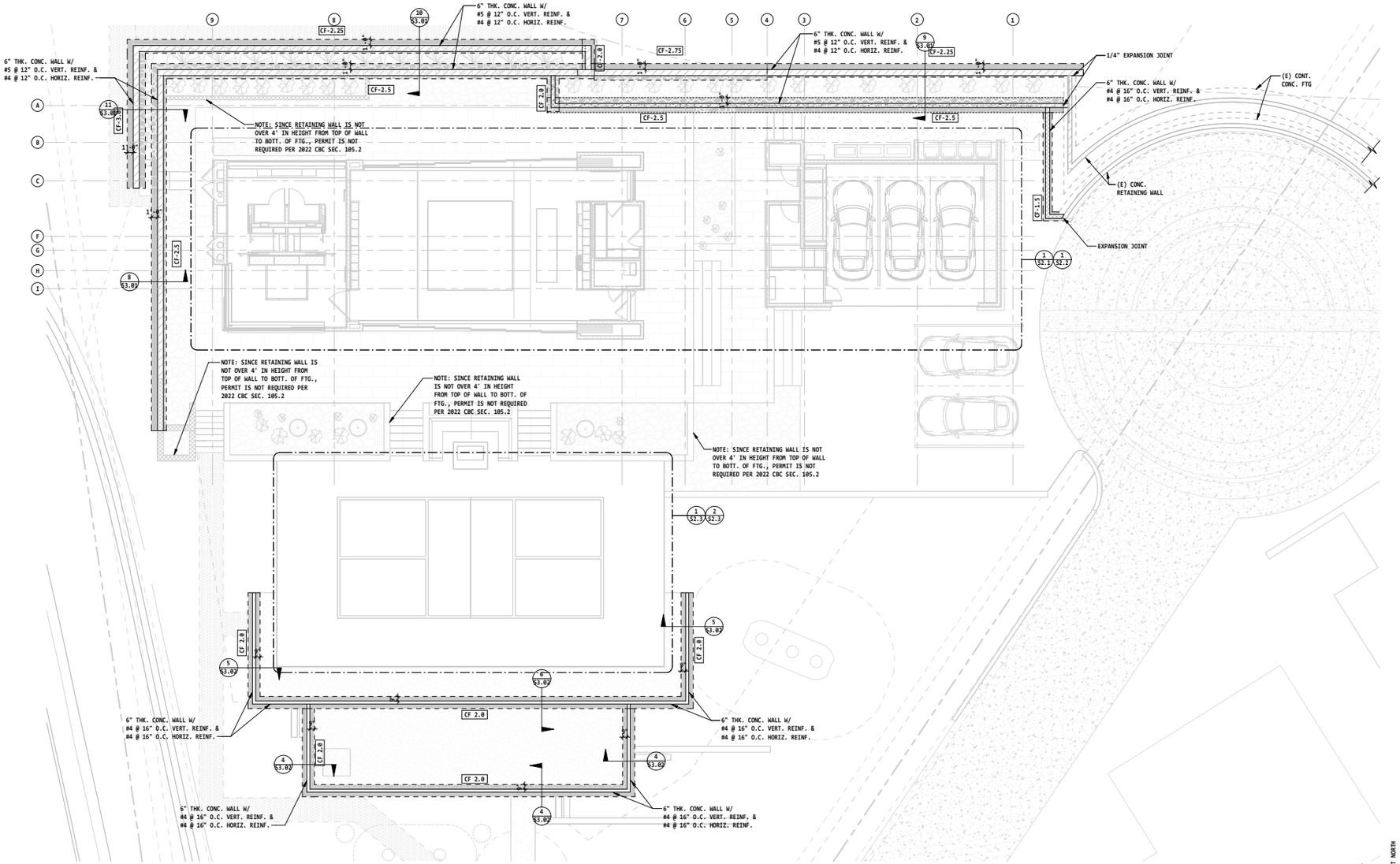
ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S1.60

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24-11-2025 11:39:15 Author



1 S2.0 **SITE PLAN**

1/8" = 1'-0"

0 5 10 20

LEGEND AND SYMBOLS:

S — — — S INDICATES CONC. FTG. STEP PER TYPICAL DETAILS

INDICATES CMU WALL ABOVE

INDICATES CONCRETE WALL ABOVE

INDICATES (N) CONC. FOOTING

FOUNDATION NOTES:

1. FOR GENERAL NOTES, SEE S0.XX SERIES SHEETS. FOR TYPICAL DETAILS, SEE S1.XX SERIES SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O.
2. FOR CONCRETE SLAB DETAILS, SEE SHEET S1.01.
3. FOR CONCRETE FOOTING DETAILS, SEE SHEET S1.02.
4. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS, MECHANICAL PAD & EQUIPMENT WEIGHTS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
5. FOR GRID LINE DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
6. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER/GEOTECHNICAL CONSULTANT SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATION.
7. REFER TO SOILS REPORT FOR ALL SUBGRADE REQUIREMENTS. EXTERIOR AND INTERIOR FOOTINGS SHALL BE FOUNDED A MINIMUM OF 24" INCHES INTO LOWEST ADJACENT GRADE.
8. TOP OF FOOTING SHALL BE AT -1'-0" BELOW TOP OF SLAB. TYP. U.N.O.
9. ALL FOUNDATIONS SHALL BEAR ON RECOMMENDED CERTIFIED COMPACTED FILL PER GEOTECHNICAL REPORT.
10. CONCRETE SLAB ON GRADE & CONC. RAMP ON GRADE: 4" THICK, REINFORCED WITH #4 BARS AT 16" O.C. EACH WAY.
11. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
12. WHERE SLABS-ON-GRADE ARE TO BE COVERED BY MOISTURE SENSITIVE FLOORING, AS DETERMINED BY THE ARCHITECT, THOSE SLABS SHALL BE UNDERLAIN WITH A 10 MIL VAPOR BARRIER OVER A 4" MIN. THICK BASE OF 1/2" CLEAN AGGREGATE.
13. THE PROJECT GEOTECHNICAL CONSULTANT SHAL PREPARE AN AS-BUILT REPORT DOCUMENTING THE INSTALLATION OF PILE FOUNDATION ELEMENTS FOR THE CITY'S FILES. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF PILES, DEPTH INTO RECOMMENDED BEARING MATERIAL.MINIMUM REQUIRED DEPTH INTO THE RECOMMENDED BEARING MATERIAL, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.

FOUNDATION SCHEDULE

MARK	SIZE			REINFORCEMENT	NOTES
	WIDTH	LENGTH	DEPTH		
CF-1.0	1'-0"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-1.5	1'-6"	CONT.	1'-6"	(3) #4 T&B LONG REINF.	
CF-1.25	1'-3"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-2.0	2'-0"	CONT.	1'-6"	(7) #4 T&B LONG REINF.	
CF-2.5	2'-6"	CONT.	1'-6"	(6) #5 T&B LONG	
CF-3.25	3'-3"	CONT.	1'-6"		
CF-3.83	3'-10"	CONT.	1'-6"	(5) #5 T&B LONG REINF.	
CF-4.0	4'-0"	CONT.	1'-6"		
CF-5.0	5'-0"	CONT.	1'-6"		
F2.0	2'-0"	2'-0"	1'-6"	(4) #4 EA. WAY AT BOTT.	
F2.5	2'-6"	2'-6"	1'-6"		
F3.0	3'-0"	3'-0"	1'-6"	(4) #5 EA. WAY AT BOTT.	
F4.0	4'-0"	4'-0"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F4.5	4'-6"	4'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F5.0	5'-0"	5'-0"	1'-6"	(7) #5 EA. WAY AT BOTT.	
F6.5	6'-6"	6'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	

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dw@kfseng.com

LICENSED PROFESSIONAL ENGINEER CLARK E. WARD No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
SITE PLAN

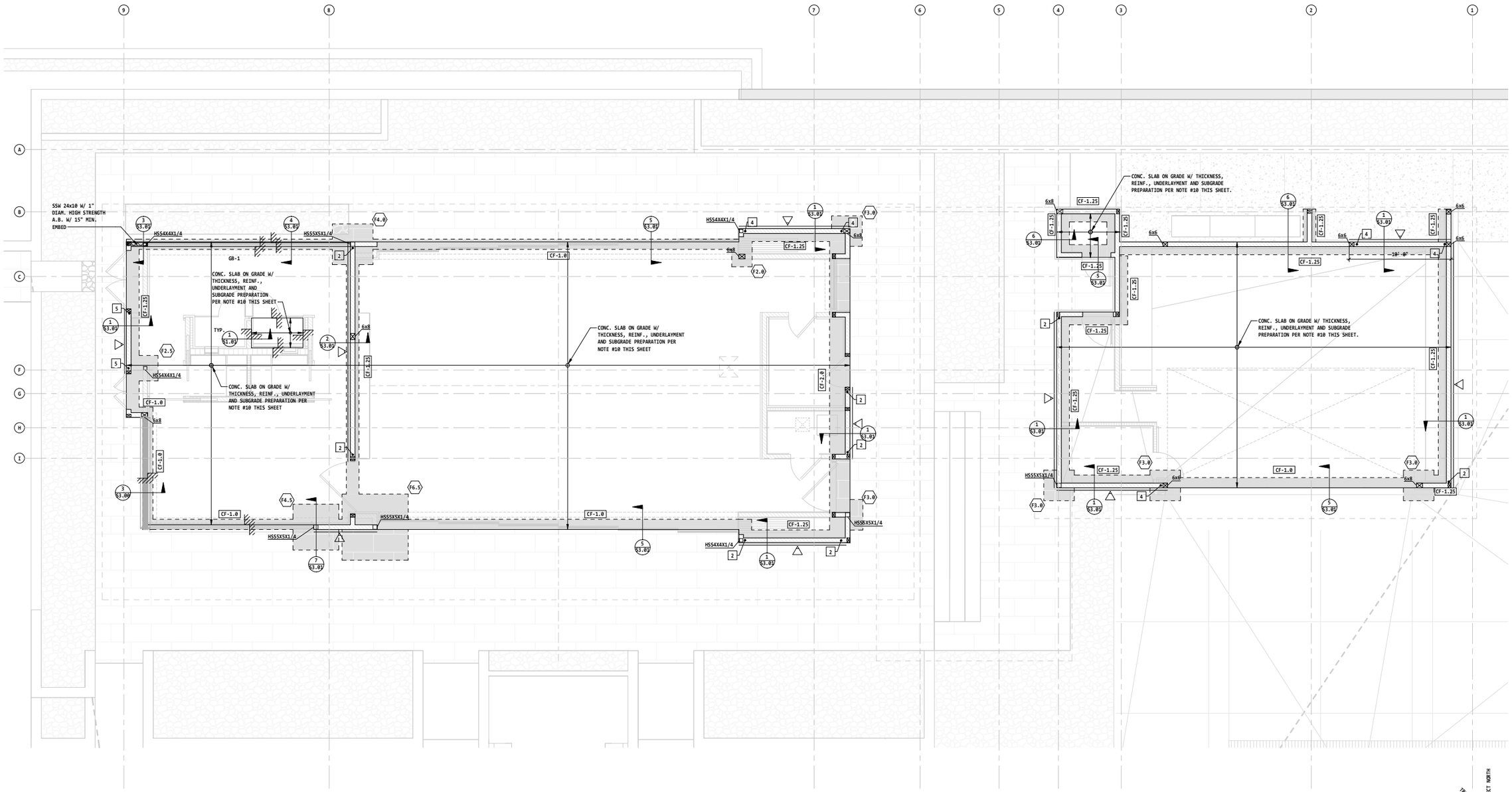
ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S2.0

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24-11-2025 11:39:17 Author



1 S2.1 **FOUNDATION PLAN**

1/4" = 1'-0"

0 5 10

LEGEND AND SYMBOLS:

- INDICATES SHEARWALL (ABOVE) WHERE OCCURS
- ## — INDICATES HOLDOWN OR STRAP PER PLAN
- X — INDICATES WOOD POST 4 x DEPTH OF WALL TYP. U.N.O. FOR ALTERNATE BUILD UP POST DETAIL SEE 2/S1.22
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- 6" — INDICATES CONCRETE WALL BELOW
- Fx — INDICATES SPREAD CONCRETE FOOTING TYPE PER SCHEDULE
- 4'-0" — INDICATES SHEARWALL TYPE (ABOVE) PER SCHEDULE. SEE TYPICAL DETAILS FOR ASSEMBLY DETAILS.
- INDICATES SHEARWALL TYPE
- INDICATES SHEARWALL LENGTH
- CFx — INDICATES CONTINUOUS CONCRETE FOOTING TYPE PER SCHEDULE
- INDICATES STEP IN FLOOR/FTG SURFACE
- INDICATES CONCRETE FOUNDATION ELEMENT
- INDICATES TOP OF CONCRETE SLAB ELEVATION RELATIVE TO FINISH GROUND FLOOR ELEVATION AS INDICATED ON ARCHITECTURAL DRAWINGS
- GB-X — INDICATES CONC.GRADE BEAM PER SCHED. 3/S3.00

DETAIL REFERENCES:

THESE SELECTED DETAIL REFERENCES ARE PROVIDED FOR CONTRACTOR CLARITY. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING GENERAL NOTES AND ALL TYPICAL AND SPECIFIC DETAILS FOR RELATION TO DRAWINGS

1. FOR TYPICAL JOIST CONNECTION DETAILS SEE S1.10.
2. FOR TYPICAL WOOD DRAG CONNECTION DETAILS SEE S1.12.
3. FOR TYPICAL WOOD WALL DETAILS SEE S1.11.
4. FOR TYPICAL POST DETAILS SEE S1.13.
5. FOR TYPICAL SHEAR WALL DETAILS SEE S1.14.
6. FOR TYPICAL HOLDOWN DETAILS SEE S1.17.
7. FOR TYPICAL WOOD DIAPHRAGM DETAILS SEE S1.15.
8. FOR TYPICAL WOOD PENETRATION DETAILS SEE S1.16.
9. FOR TYPICAL STL. DETAILS SEE S1.30, S1.31 & S1.32.
10. FOR TYP. WOOD BM. TO POST CONN. SEE S1.13.
11. FOR TYP. TOP PLATE SPLICE DETAIL SEE S1.12.
12. FOR TYP. ARCH'L WALL CONN. DETAILS SEE S1.11.
13. FOR TYP. WOOD POST SQUASH BLOCK DETAIL SEE S1.13.
14. FOR TYP. REINFORCEMENT DETAILS SEE S1.00.
15. FOR TYP. SLAB ON GRADE DETAILS SEE S1.01 & S1.02.

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CF-1.25	1'-3"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-2.0	2'-0"	CONT.	1'-6"	(7) #4 T&B LONG REINF.	
CF-2.5	2'-6"	CONT.	1'-6"	(6) #5 T&B LONG	
CF-3.25	3'-3"	CONT.	1'-6"		
CF-3.83	3'-10"	CONT.	1'-6"	(5) #5 T&B LONG REINF.	
CF-4.0	4'-0"	CONT.	1'-6"		
CF-5.0	5'-0"	CONT.	1'-6"		
F2.0	2'-0"	2'-0"	1'-6"	(4) #4 EA. WAY AT BOTT.	
F2.5	2'-6"	2'-6"	1'-6"		
F3.0	3'-0"	3'-0"	1'-6"	(4) #5 EA. WAY AT BOTT.	
F4.0	4'-0"	4'-0"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F4.5	4'-6"	4'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F5.0	5'-0"	5'-0"	1'-6"	(7) #5 EA. WAY AT BOTT.	
F6.5	6'-6"	6'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	

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REGISTERED PROFESSIONAL ENGINEER DAVID W. WASSERMAN No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
FOUNDATION PLAN

ARCHITECT
APA

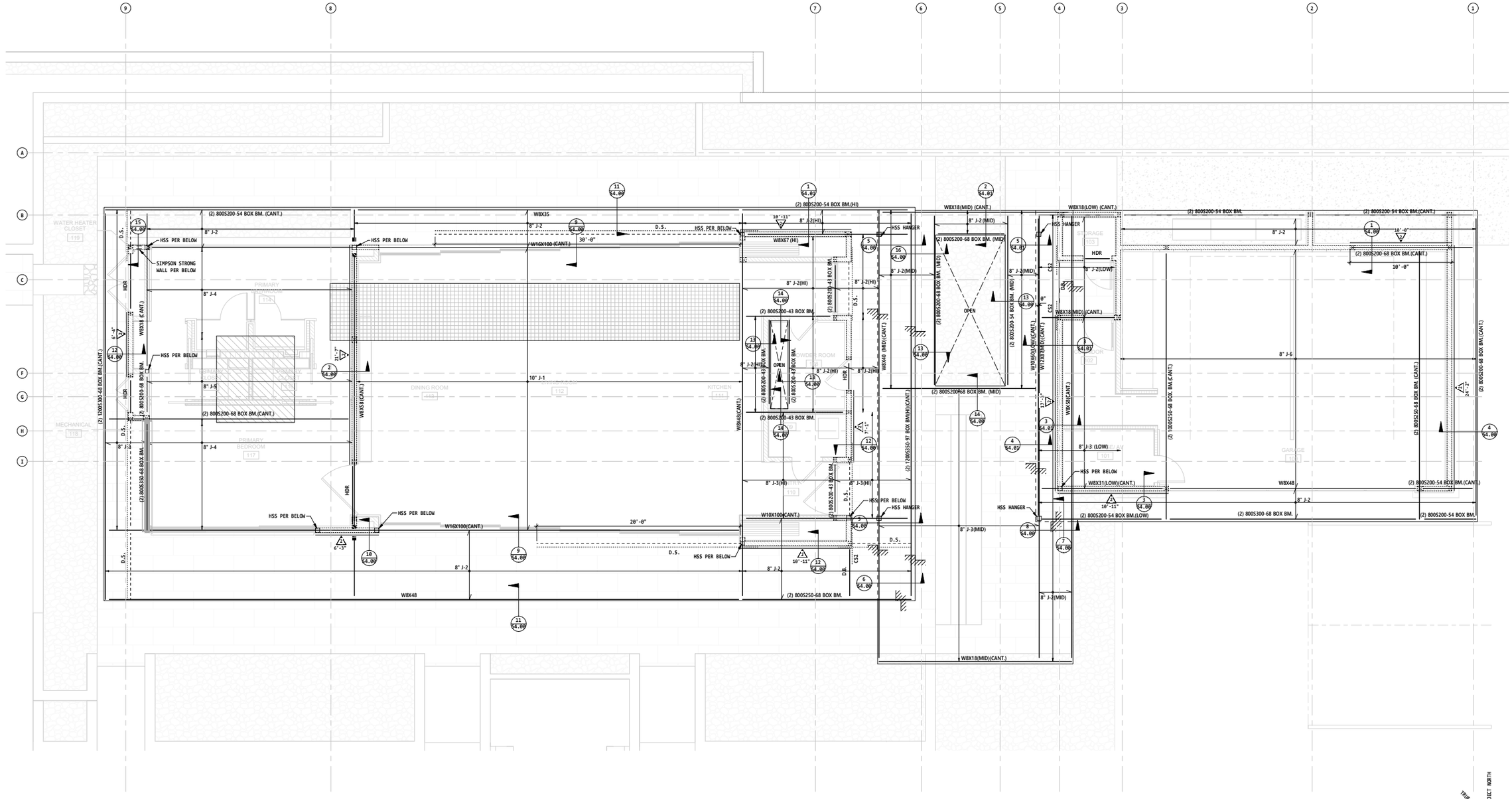
PROJECT NUMBER
25060

SHEET NUMBER
S2.1

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1 ROOF FRAMING PLAN

S2.2 1/4" = 1'-0" (0, 5, 10)

LEGEND AND SYMBOLS:

- INDICATES WOOD POST 4 x DEPTH OF WALL TYP. U.N.O. FOR ALTERNATE BUILD UP POST DETAIL SEE
- INDICATES WOOD POST BELOW
- INDICATES TUBE STL. COL. PER PLAN
- INDICATES WOOD WALL ABOVE
- INDICATES WOOD WALL BELOW
- INDICATES ARCHITECTURAL WALL W/ CONN. PER
- INDICATES SHEARWALL TYPE (ABOVE) PER SCHEDULE. SEE TYPICAL DETAILS FOR ASSEMBLY DETAILS.
- INDICATES SHEARWALL TYPE
- INDICATES SHEARWALL LENGTH
- INDICATES BUILT UP FLOOR
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- INDICATES RIGID MOMENT CONN. PER 7/S1.30
- INDICATES STEP IN FLOOR/FTG SURFACE
- BLK'G — INDICATES 4x DEPTH OF JOIST BLK'G @ SOLID SAWN FRAMING & 3-1/2" LSL X DEPTH OF JOIST BLK'G @ TJI FRAMING W/ A35 EA. END. USE x12 DEPTH @ MANUFACTURED TRUSSES
- D.S. — INDICATES 4x BLK'G TO MATCH JOIST DEPTH W/ B.N. ALL STRAPS REQUIRE BLK'G, EVEN IF NOT SHOWN IN PLAN.
- INDICATES STRAP PER X/XXX, OR CMST12 TO BLK'G LAPPED A MIN. OF 36" TYP. WITH ADJOINING FRAMING AS SHOWN ON PLAN
- CSX — INDICATES STRAP PER SCHED. X/XXX
- HDR — INDICATES HEADER PER SCHEDULE
- J-X — INDICATES JOIST PER SCHEDULE
- INDICATES SHADE POCKET PER ARCH'L
- INDICATES TOP OF STRUCTURAL FLOOR ELEVATION RELATIVE TO MEAN SEA LEVEL AS INDICATED ON ARCHITECTURAL DRAWINGS
- INDICATES SOLAR PANEL AREA. MAX WEIGHT = 5 PSF
- INDICATES MECHANICAL UNIT. MAX WEIGHT = 2000 LB

JOIST/BEAM SCHEDULE

MARK	JOIST TYPE AND SPACING	GRADE
J-1	10005350-68 @ 12" O.C.	A653 Gr. 50
J-2	8005137-43 @ 16" O.C.	A653 Gr. 33
J-3	8005200-54 @ 16" O.C.	A653 Gr. 50
J-4	8005250-68 @ 16" O.C.	A653 Gr. 50
J-5	8005250-68 @ 12" O.C.	A653 Gr. 50
J-6	8005300-68 @ 12" O.C.	A653 Gr. 50

FRAMING NOTES:

1. FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEETS S0.XX & S1.XX SERIES. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O.
2. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, AND WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
3. FOR ALL DIMENSIONS & ROOF SLOPES SEE ARCHITECTURAL DRAWINGS.
4. FLOOR CONSTRUCTION: GYPCRETE TOPPING (1-1/2" MAX) OVER 3/4" MEGABOARD PER GENERAL NOTES. SCREW PER DIAPHRAGM MARK 4, U.N.O.
5. TYPICAL DECK CONSTRUCTION: 3/4" MEGABOARD PER GENERAL NOTES, SLOPED TO DRAIN PER ARCH. SCREW PER DIAPHRAGM MARK 4, U.N.O.
6. ROOF SHEATHING: 3/4" MEGABOARD OR STRUCTOCRETE PER GENERAL NOTES. SCREW PER DIAPHRAGM MARK 4, U.N.O.
7. U.N.O. MINIMUM POST SIZE SHALL BE 4X DEPTH OF WALL.
8. FOR MINIMUM POST SIZE AT ENDS OF SHEAR WALLS, REFER TO HOLDOWN & TIEDOWN SCHEDULES ON TYPICAL DETAILS.
9. ALL HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING WALL. PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
10. ALL BOLTS IN WOOD SHALL BE A-307 STANDARD BOLTS. HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE PLATE WASHERS AT ALL BOLTS. INSPECTOR TO VERIFY.
11. PROVIDE RIP STRIP ON ROOF FRAMING PER 2/S1.20
12. EXTERIOR WALLS OTHER THAN SHEAR WALLS SHALL BE 1/2" EXP. 1 APA RATED OSB COMMONS SPACED @ 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
13. SIMPSON A35 CLIPS SHALL BE PROVIDED BETWEEN RIM JOIST OR BLK'G TO DOUBLE TOP PL PER THE SHEAR WALL SCHEDULE WHERE OCCURS OR PROVIDE A35 CLIPS @ 16" O.C. TYP.
14. ALL EXTERIOR WALL WOOD SHALL BE FIRE RETARDANT TREATED WOOD INCLUDING SILL PLATE, STUDS, TOP PLATE, RIM JOIST, BEAMS IN EXTERIOR WALLS, WOOD FILLER OR RIM BLK'G PER 7/S1.23. ALL EXTERIOR FRAMING AND ALL EXTERIOR SHEATHING MUST BE FIRE-RETARDANT TREATED LUMBER BY PYRO GUARD INC. OR APPROVED EQUAL BY STRUCTURAL ENGINEER OF RECORD (ICC ESR# 1791 LARR# 25150). ALL STRUCTURAL MEMBERS HAVE BEEN DESIGNED TO REDUCE CAPACITIES BY PYRO GUARD LARR# 25150. STEEL TIEDOWNS AND ANY OTHER STEEL ASSOCIATED WITH FIRE-RETARDANT TREATED WOOD SHALL BE CORROSION RESISTANT PER CBC 2304.10.5

SHEARWALL SCHEDULE NOTES:

1. SEE SHEET XX/SX.XX FOR TYPICAL SHEAR WALL ASSEMBLY.
2. WHERE SHEATHING IS APPLIED TO BOTH FACES OF THE WALL, OFFSET VERTICAL PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBERS.
3. STUDS - ALL VERTICAL FRAMING (STUDS) AT PANEL EDGES SHALL BE 3x OR 2-2x, U.N.O. NAILS SHALL BE STAGGERED WHERE THE SPACING IS 3" ON CENTER OR LESS.
4. NAILING - ALL SHEARWALL NAILING SHALL BE COMMON NAILS OR NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM PANEL EDGE.
5. HOLDOWNS - SEE PLAN FOR HOLDOWNS AT WALL ENDS. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
6. SILL BOLTS - SEE "SILL BOLTING REQUIREMENTS NOTE" SECTION OF THE GENERAL NOTES AND TYPICAL SILL BOLTING DETAIL XX/SX.XX. AT SINGLE 2x SILL, THE A.B. AND WASHER MAY NOT BE COUNTERSUNK. AT 3x SILL, ACCEPTABLE TO COUNTERSINK, 3/4" MAX.
7. SDWS SCREWS - AT RIM BOARD/BLK'G, CENTER SCREW ON RIM BOARD/BLK'G AND VERIFY 2" MINIMUM SDWS PENETRATION. AT STEEL BEAM, USE SDWS SCREW WITH MIN 1 1/2" PENETRATION INTO WOOD NAILER. DO NOT USE SDS SCREWS.
8. EXISTING FOUNDATIONS - SILL ANCHORS SHALL BE 5/8"Ø TITEN HD SCREW ANCHORS WITH A MINIMUM EMBEDMENT OF 5". SPACING TO MATCH A.B. SPACING PER SCHEDULE.
9. SHEAR CLIPS - USE 12-8dx 1-1/2" COMMON NAILS OR GALVANIZED BOX NAILS FOR A35 AND LPT4 CONN.

DETAIL REFERENCES:

THESE SELECTED DETAIL REFERENCES ARE PROVIDED FOR CONTRACTOR CLARITY. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING GENERAL NOTES AND ALL TYPICAL AND SPECIFIC DETAILS FOR RELATION TO DRAWINGS

1. FOR TYPICAL JOIST CONNECTION DETAILS SEE S1.10.
2. FOR TYPICAL WOOD DRAG CONNECTION DETAILS SEE S1.12.
3. FOR TYPICAL WOOD WALL DETAILS SEE S1.11.
4. FOR TYPICAL POST DETAILS SEE S1.13.
5. FOR TYPICAL SHEAR WALL DETAILS SEE S1.14.
6. FOR TYPICAL HOLDOWN DETAILS SEE S1.17.
7. FOR TYPICAL WOOD DIAPHRAGM DETAILS SEE S1.15.
8. FOR TYPICAL WOOD PENETRATION DETAILS SEE S1.16.
9. FOR TYPICAL STL. DETAILS SEE S1.30, S1.31 & S1.32.
10. FOR TYP. WOOD BM. TO POST CONN. SEE S1.13.
11. FOR TYP. TOP PLATE SPLICE DETAIL SEE S1.12.
12. FOR TYP. ARCH'L WALL CONN. DETAILS SEE S1.11.
13. FOR TYP. WOOD POST SQUASH BLOCK DETAIL SEE S1.13.
14. FOR TYP. REINFORCEMENT DETAILS SEE S1.00.
15. FOR TYP. SLAB ON GRADE DETAILS SEE S1.01 & S1.02.

SHEARWALL SCHEDULE

MARK	SHEATING	NAIL SIZE	EDGE NAIL SPACING	FIELD NAIL SPACING	SILL PL	FRAMING MEMBER @ VERT. EDGE NAILING	A35 OR LPT4 SHEAR CLIPS	SILL TO WOOD CONNECTION	SILL TO CONC. CONNECTION	ALLOWABLE SHEAR (PLF)
6	15/32 STRUCT.1 CD-X SHTG	10d	6"	12"	2X	2X	16" O.C.	SDWS 0.220"x6" @ 12" O.C.	5/8"ø A.B. @ 32" O.C.	340
4	15/32 STRUCT.1 CD-X SHTG	10d	4"	12"	3X OR 2-2X	3X OR 2-2X	12" O.C.	SDWS 0.220"x6" @ 9" O.C.	5/8"ø A.B. @ 24" O.C.	510
3	15/32 STRUCT.1 CD-X SHTG	10d	3" STGR	12"	3X OR 2-2X	3X OR 2-2X	10" O.C.	SDWS 0.220"x6" @ 6" O.C.	5/8"ø A.B. @ 16" O.C.	665
2	15/32 STRUCT.1 CD-X SHTG	10d	2" STGR	12"	3X OR 2-2X	3X OR 2-2X	8" O.C.	SDWS 0.220"x6" @ 6" O.C.	5/8"ø A.B. @ 16" O.C.	870
4D	15/32 STRUCT.1 CD-X SHTG EA. SIDE	10d	4"	12"	3X OR 2-2X	3X OR 2-2X	12" O.C. EA. FACE	(2)ROWS SDWS @.220"x6" @9" O.C. w/ DBL RIM BOARD/BLK'G	5/8"ø A.B. @ 16" O.C.	1020
3D	15/32 STRUCT.1 CD-X SHTG EA. SIDE	10d	3" STGR	12"	3X OR 2-2X	3X OR 2-2X	10" O.C. EA. FACE	(2)ROWS SDWS @.220"x6" @6" O.C. w/ DBL RIM BOARD/BLK'G	5/8"ø A.B. @ 8" O.C.	1330
2D	15/32 STRUCT.1 CD-X SHTG EA. SIDE	10d	2" STGR	12"	3X OR 2-2X	3X OR 2-2X	8" O.C. EA. FACE	(2)ROWS SDWS @.220"x6" @6" O.C. w/ DBL RIM BOARD/BLK'G	5/8"ø A.B. @ 8" O.C.	1740

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REGISTERED PROFESSIONAL ENGINEER Kurt E. Wassmer No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/23/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/24/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
ROOF FRAMING PLAN

ARCHITECT
APA

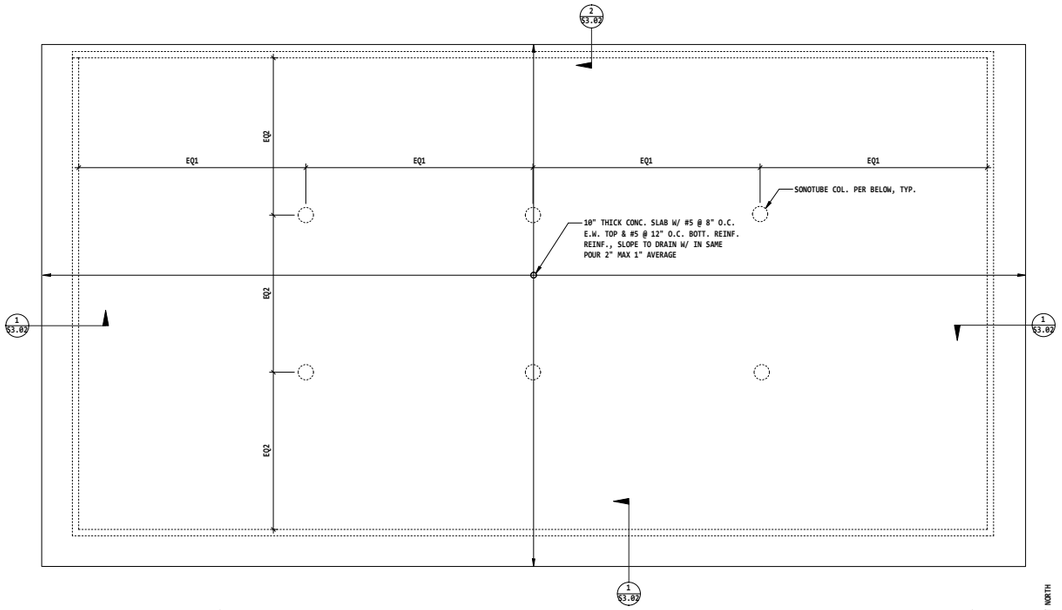
PROJECT NUMBER
25060

SHEET NUMBER
S2.2

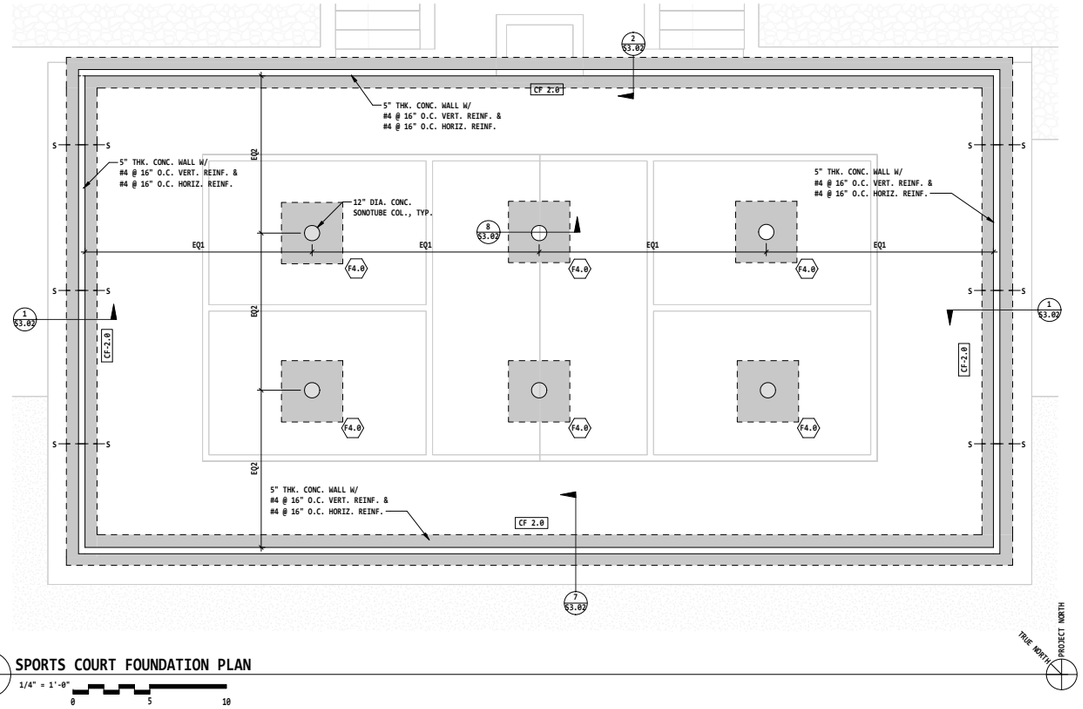
Author

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2 SPORTS COURT SLAB PLAN
S2.3 1/4" = 1'-0"
0 5 10



1 SPORTS COURT FOUNDATION PLAN
S2.3 1/4" = 1'-0"
0 5 10

LEGEND AND SYMBOLS:

- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- INDICATES CONCRETE WALL BELOW
- CFx — INDICATES CONTINUOUS CONCRETE FOOTING TYPE SEE SCHEDULE ON THIS SHEET
- INDICATES STEP IN FLOOR /FTG SURFACE.
- INDICATES CONCRETE WALL PER PLAN
- INDICATES CONCRETE FOUNDATION ELEMENT
- INDICATES TOP OF STRUCTURAL FLOOR ELEVATION RELATIVE TO MEAN SEE LEVEL AS INDICATED ON ARCHITECTURAL DRAWINGS
- S — INDICATES CONC. FTG. STEP PER TYPICAL DETAILS

DETAIL REFERENCES:

THESE SELECTED DETAIL REFERENCES ARE PROVIDED FOR CONTRACTOR CLARITY. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING GENERAL NOTES AND ALL TYPICAL AND SPECIFIC DETAILS FOR RELATION TO DRAWINGS

1. FOR TYPICAL JOIST CONNECTION DETAILS SEE S1.10.
2. FOR TYPICAL WOOD DRAG CONNECTION DETAILS SEE S1.12.
3. FOR TYPICAL WOOD WALL DETAILS SEE S1.11.
4. FOR TYPICAL POST DETAILS SEE S1.13.
5. FOR TYPICAL SHEAR WALL DETAILS SEE S1.14.
6. FOR TYPICAL HOLDOWN DETAILS SEE S1.17.
7. FOR TYPICAL WOOD DIAPHRAGM DETAILS SEE S1.15.
8. FOR TYPICAL WOOD PENETRATION DETAILS SEE S1.16.
9. FOR TYPICAL STL. DETAILS SEE S1.30, S1.31 & S1.32.
10. FOR TYP. WOOD BM. TO POST CONN. SEE S1.13.
11. FOR TYP. TOP PLATE SPLICE DETAIL SEE S1.12.
12. FOR TYP. ARCH'L WALL CONN. DETAILS SEE S1.11.
13. FOR TYP. WOOD POST SQUASH BLOCK DETAIL SEE S1.13.
14. FOR TYP. REINFORCEMENT DETAILS SEE S1.00.
15. FOR TYP. SLAB ON GRADE DETAILS SEE S1.01 & S1.02.

FOUNDATION NOTES:

1. FOR GENERAL NOTES, SEE SXXXX SERIES SHEETS. FOR TYPICAL DETAILS, SEE SXXX SERIES SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O.
2. FOR CONCRETE SLAB DETAILS, SEE SHEET SXXX
3. FOR CONCRETE FOOTING DETAILS, SEE SHEET SXX1
4. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS, MECHANICAL PAD & EQUIPMENT WEIGHTS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
5. FOR GRID LINE DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
6. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER/GEOTECHNICAL CONSULTANT SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATION BEFORE PLACEMENT OF REINFORCEING STEEL.
7. REFER TO SOILS REPORT FOR ALL SUBGRADE REQUIREMENTS. EXTERIOR AND INTERIOR FOOTINGS SHALL BE FOUNDED A MINIMUM OF XX" INCHES INTO LOWEST ADJACENT GRADE.
8. TOP OF FOOTING SHALL BE AT -1'-0" BELOW TOP OF SLAB. TYP. U.N.O.
9. SLAB FORMS SHOULD NOT BE REMOVED UNLESS A SPECIFIED COMPRESSIVE STRENGTH IS REACHED AND AN APPROVAL IS OBTAINED FROM THE ENGINEER OF RECORD.
10. ALLOW FOR THICKENING OF SLAB AT ALL EDGES, TRANSITIONS, STEPS, ETC.
11. CONCRETE SLAB ON GRADE & CONC. RAMP ON GRADE: 5" THICK, REINFORCED WITH #4 BARS AT 16" O.C. EACH WAY. THE PLACEMENT OF VAPOR RETARDERS AND SAND BELOW THE SLAB ON GRADE SHALL BE PER THE SOILS REPORT.
12. G.C. SHALL NOTIFY SEOR OF LOCATION AND THE EXTENT OF ALL FOUNDATION PIPE PENETRATIONS PRIOR TO REINFORCEMENT INSTALLATION FOR THE FOUNDATION. VERTICAL PIPE PENETRATIONS SHALL BE REINFORCED PER X/XXX
13. FOR ITEMS EMBEDDED INTO CONCRETE SLABS AND WALLS, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
14. SEE PROJECT CIVIL AND ARCHITECTURAL DRAWINGS FOR TOP OF SLAB-ON-GRADE ELEVATIONS AND TOP OF MAT SLAB ELEVATIONS.
15. THE PLACEMENT OF THE SUBGRADE SHALL CONFORM TO THE GEOTECHNICAL REPORT.
16. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
17. ALL FOUNDATIONS SHALL BEAR ON RECOMMENDED CERTIFIED COMPACTED FILL PER GEOTECHNICAL REPORT.
18. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
19. WHERE SLABS-ON-GRADE ARE TO BE COVERED BY MOISTURE SENSITIVE FLOORING, AS DETERMINED BY THE ARCHITECT, THOSE SLABS SHALL BE UNDERLAIN WITH A 10 MIL VAPOR BARRIER SANDWICHED BETWEEN TWO 2" LAYERS OF SAND.
20. THE PROJECT GEOTECHNICAL CONSULTANT SHAL PREPARE AN AS-BUILT REPORT DOCUMENTING THE INSTALLATION OF PILE FOUNDATION ELEMENTS FOR THE CITY'S FILES. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF PILES, DEPTH INTO RECOMMENDED BEARING MATERIAL.MINIMUM REQUIRED DEPTH INTO THE RECOMMENDED BEARING MATERIAL, AND A MAP DEPICITING THE LOCATIONS OF THE PILES.

FOUNDATION SCHEDULE

MARK	SIZE			REINFORCEMENT	NOTES
	WIDTH	LENGTH	DEPTH		
CF-1.0	1'-0"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-1.5	1'-6"	CONT.	1'-6"	(3) #4 T&B LONG REINF.	
CF-1.25	1'-3"	CONT.	1'-6"	(2) #4 T&B LONG REINF.	
CF-2.0	2'-0"	CONT.	1'-6"	(7) #4 T&B LONG REINF.	
CF-2.5	2'-6"	CONT.	1'-6"	(6) #5 T&B LONG	
CF-3.25	3'-3"	CONT.	1'-6"		
CF-3.83	3'-10"	CONT.	1'-6"	(5) #5 T&B LONG REINF.	
CF-4.0	4'-0"	CONT.	1'-6"		
CF-5.0	5'-0"	CONT.	1'-6"		
F2.0	2'-0"	2'-0"	1'-6"	(4) #4 EA. WAY AT BOTT.	
F2.5	2'-6"	2'-6"	1'-6"		
F3.0	3'-0"	3'-0"	1'-6"	(4) #5 EA. WAY AT BOTT.	
F4.0	4'-0"	4'-0"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F4.5	4'-6"	4'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	
F5.0	5'-0"	5'-0"	1'-6"	(7) #5 EA. WAY AT BOTT.	
F6.5	6'-6"	6'-6"	1'-6"	(6) #6 EA. WAY AT BOTT.	

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LICENSED PROFESSIONAL ENGINEER KURT E. WAY FISCHER No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	SPORT COURT STRUCTURAL DETAILS	09/29/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
SPORT COURT FOUNDATION AND ROOF PLAN

ARCHITECT
APA

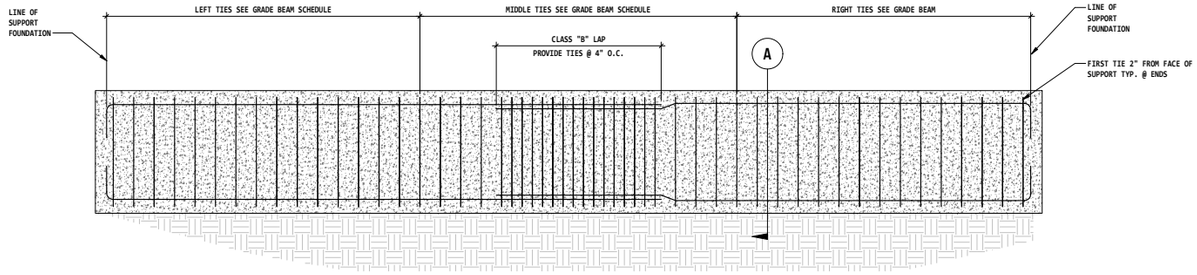
PROJECT NUMBER
25060

SHEET NUMBER
S2.3

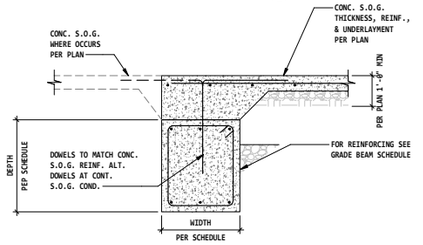
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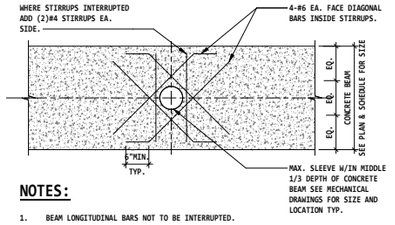
PER SCHEDULE A



DETAIL B

1 CONCRETE GRADE BEAM DETAIL

53.00 1/2" = 1'-0"



NOTES:

1. BEAM LONGITUDINAL BARS NOT TO BE INTERRUPTED.
2. NO LONGITUDIANL BAR SPLICES IN GRADE BEAM BAYS WHERE SLEEVE DIMENSIONS EXCEED STIRRUP SPACING.
3. DETAIL APPLIES ONLY FOR GRAVITY BEAMS WHERE INDICATED BY THE PENETRATION MARK IN PLAN. DETAIL SHALL NOT APPLY TO CONCRETE MOMENT FRAME BEAMS.

PENETRATION SCHED		
MARK	SIZE / DIAMETER	REMARKS
A		

2 TYP. REINFORCING AT GRADE BEAM PENETRATIONS

53.00 N.T.S.

CONCRETE GRADE BEAM SCHEDULE							
MARK	WIDTH	THICK	SUPPORT LEFT ℄ "L" = SPAN SUPPORT RIGHT ℄	STIRRUPS LEFT	STIRRUPS MIDDLE	STIRRUPS RIGHT	REMARKS
GB-1	18"	18"	(3) #6 (3) #6 (3) #6 (3) #6	#4@10-1/2" O.C.	#4@10-1/2" O.C.	#4@10-1/2" O.C.	

3 CONCERTE GRADE BEAM SCHEDULE

53.00 1" = 1'-0"

KURT FISCHER STRUCTURAL ENGINEERING
17547 VENTURA BLVD, STE 305
ENCINO CA 91316
OFFICE: (818) 874-1445
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dw@kfseng.com

REGISTERED PROFESSIONAL ENGINEER KURT F. WILLIAM FISCHER No. S-6239 STRUCTURAL STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PROGRESS SET	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
CONC. GRADE BEAM DETAILS

ARCHITECT
APA

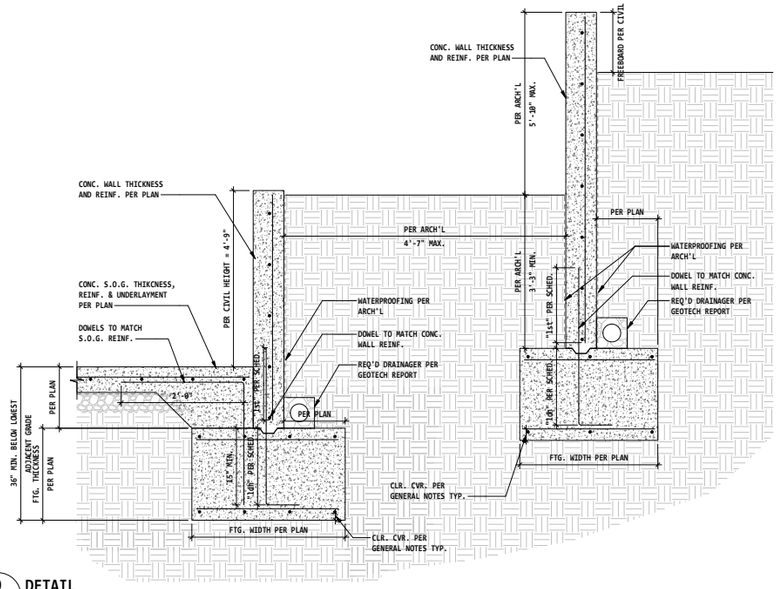
PROJECT NUMBER
25060

SHEET NUMBER
S3.00

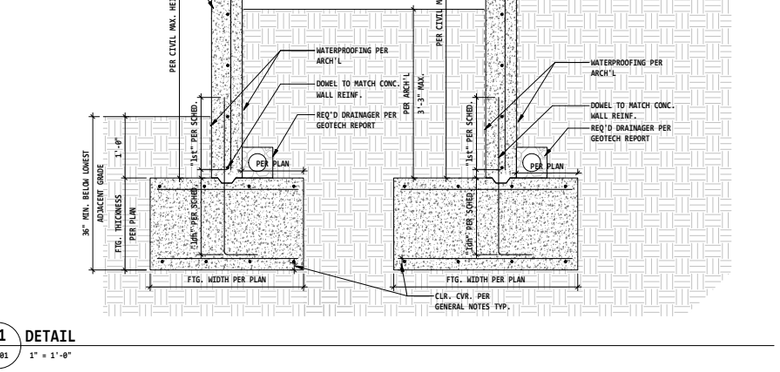
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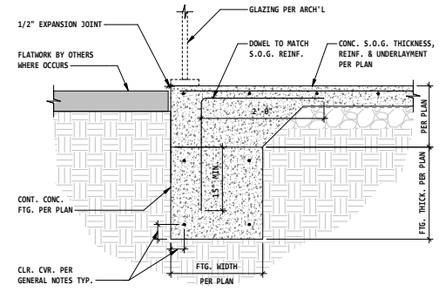


9 DETAIL S3.01 — 1" = 1'-0"

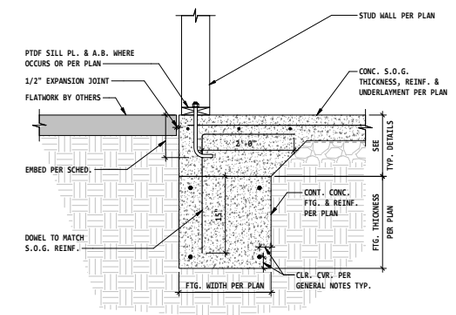


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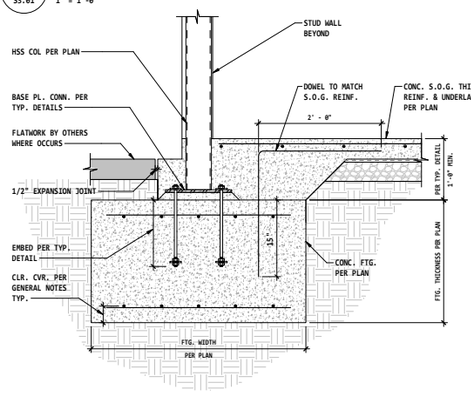
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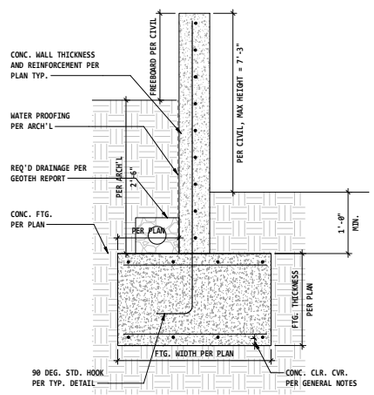
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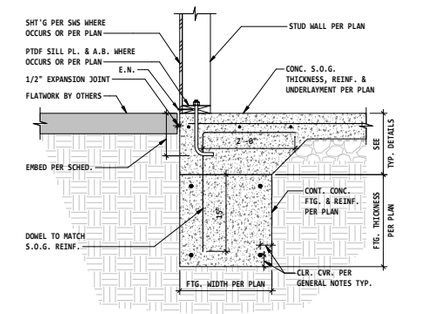
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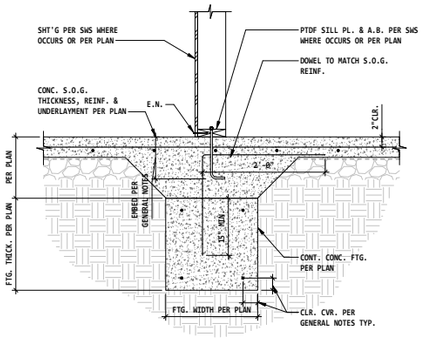
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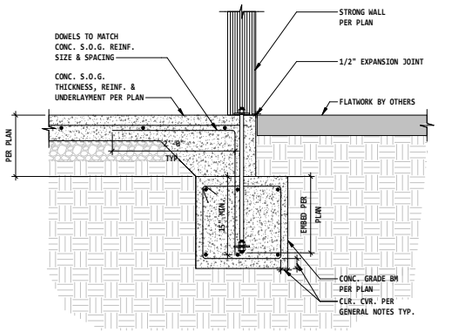
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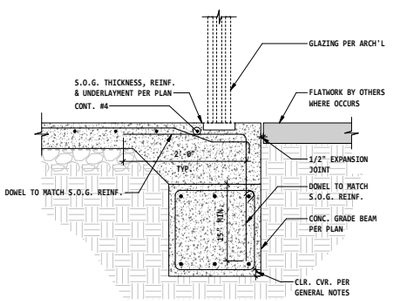
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2 DETAIL S3.01 — 1" = 1'-0"



3 DETAIL S3.01 — 1" = 1'-0"



4 DETAIL S3.01 — 1" = 1'-0"

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LICENSED PROFESSIONAL ENGINEER — DAVID E. WATSON — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	SPORT COURT STRUCTURAL DETAILS	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
DETAILS

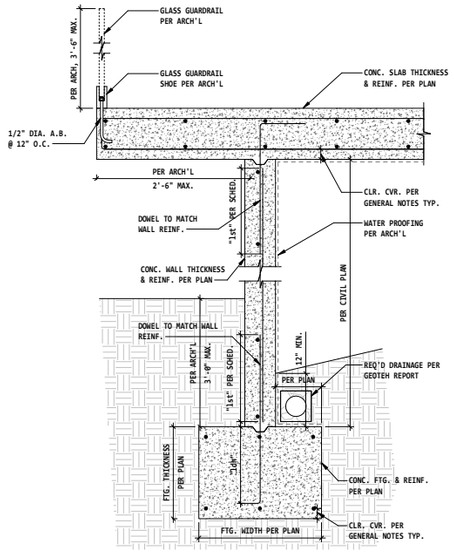
ARCHITECT
APA

PROJECT NUMBER
25060

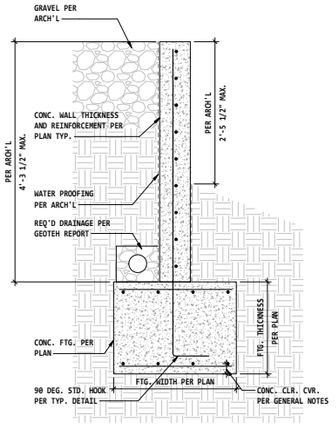
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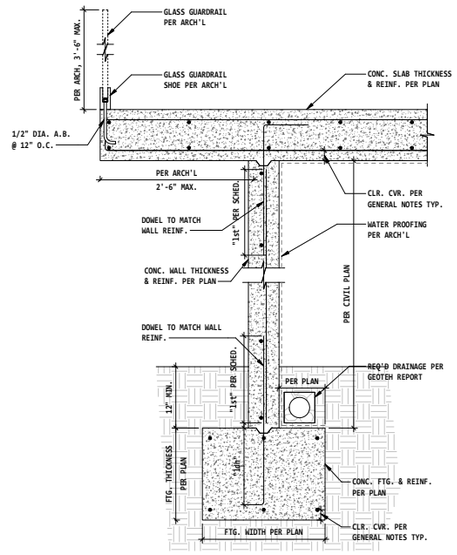
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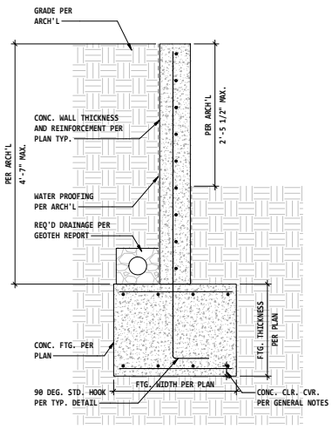
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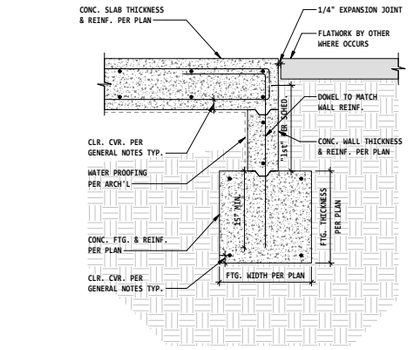
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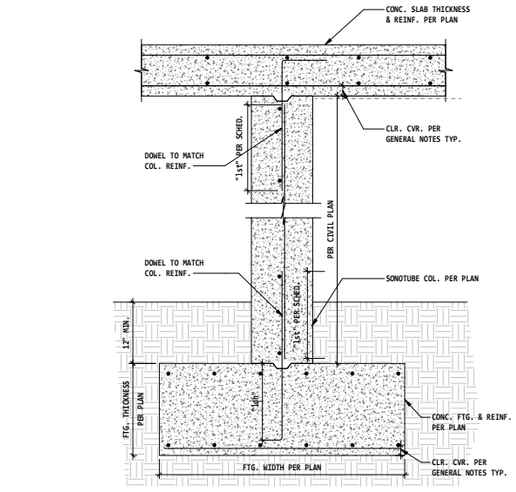
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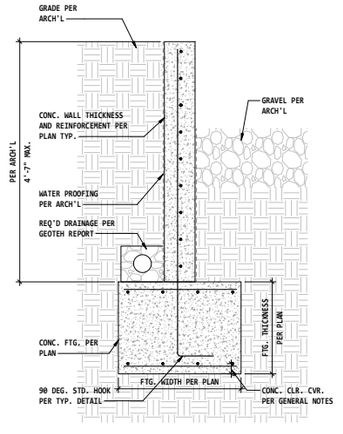
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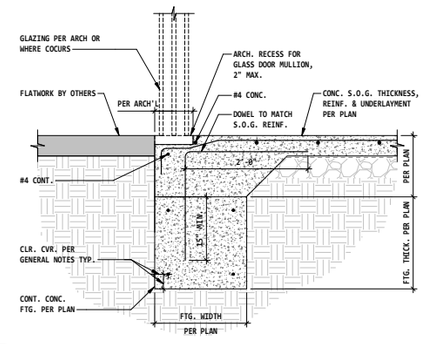
2 DETAIL
S3.02 1" = 1'-0"



8 DETAIL
S3.02 1" = 1'-0"



6 DETAIL
S3.02 1" = 1'-0"



3 DETAIL
S3.02 1" = 1'-0"

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No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	PLANNING COURT STRUCTURAL DETAILS	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/20/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
DETAILS

ARCHITECT
APA

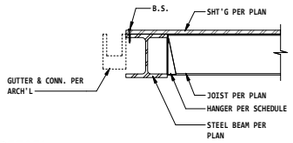
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SHEET NUMBER
S3.02

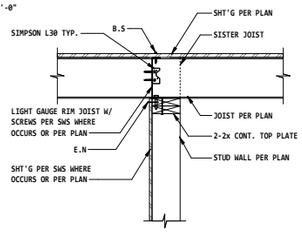
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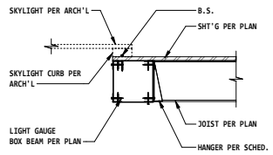
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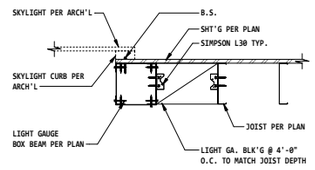
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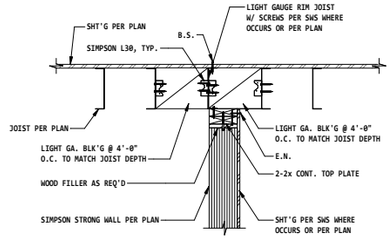
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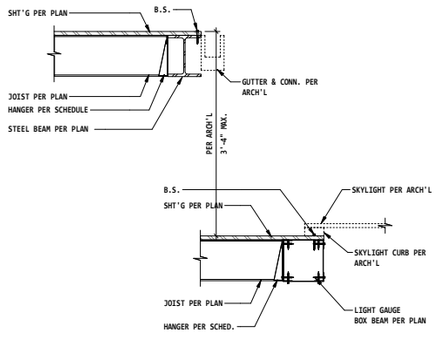
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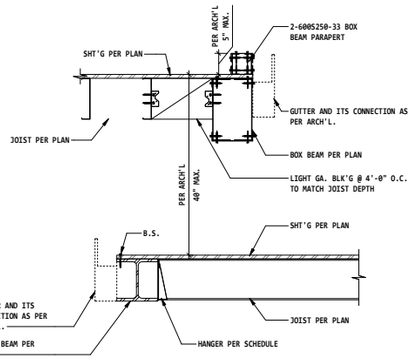
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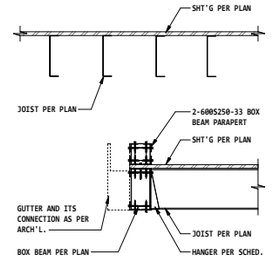
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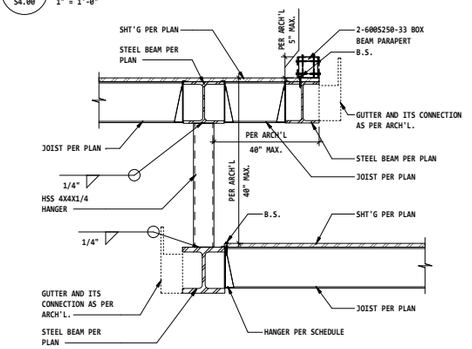
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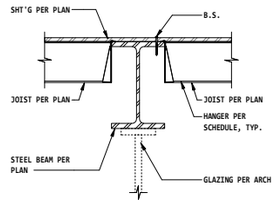
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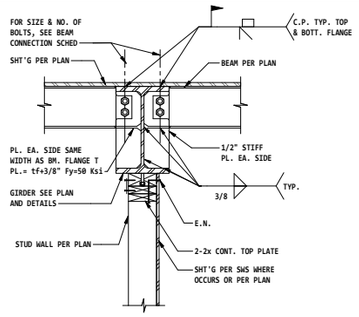
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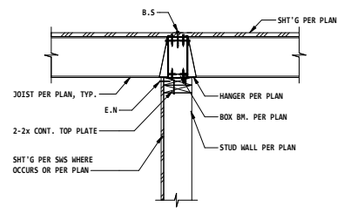
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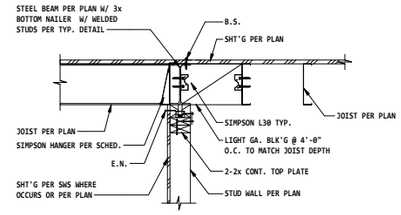
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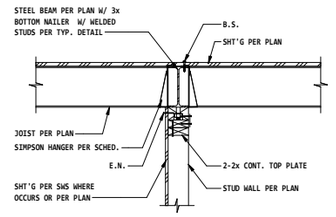
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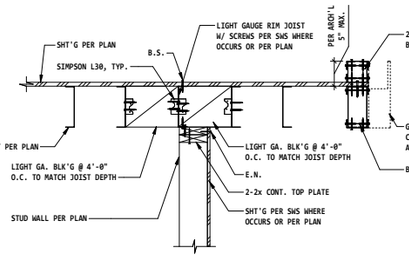
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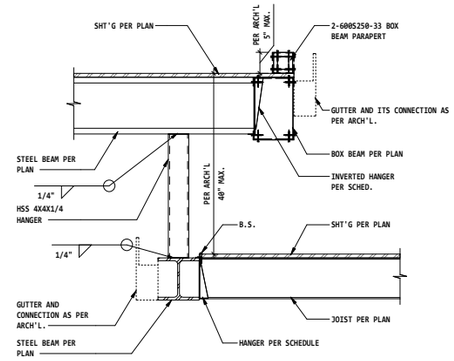
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3 DETAIL S4.00 — 1" = 1'-0"



4 DETAIL S4.00 — 1" = 1'-0"



5 DETAIL S4.00 — 1" = 1'-0"

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OFFICE: (818) 874-1445
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REGISTERED PROFESSIONAL ENGINEER — DEREK E. WATSON — No. S-6239 — STRUCTURAL — STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	SOILS CLOSE STRUCTURAL DETAILS	09/30/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9 RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

SHEET TITLE
DETAILS

ARCHITECT
APA

PROJECT NUMBER
25060

SHEET NUMBER
S4.00

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REGISTERED PROFESSIONAL ENGINEER
DAVID WAYNE
No. S-6839
STRUCTURAL
STATE OF CALIFORNIA

No	Revision Description	Date

No	Issue Description	Date
01	PLANNING FOUNDATION SET	04/15/25
02	PLANNING FOUNDATION SET	07/31/25
03	SPORT COURT STRUCTURAL DETAILS	09/19/25
04	PLAN CHECK SUBMITTAL 01	11/21/25

PROJECT NAME
SEA STAR LOT 9
RESIDENCE
6270 SEA STAR DR LOT 9
MALIBU, CA 90265

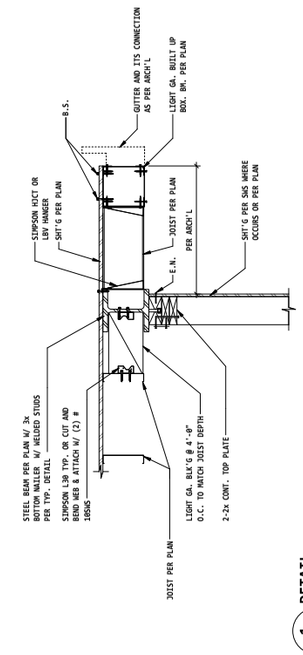
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PROJECT NUMBER
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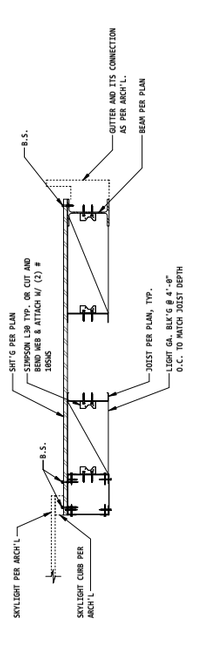
SHEET TITLE
DETAILS

SHEET NUMBER
S4.01

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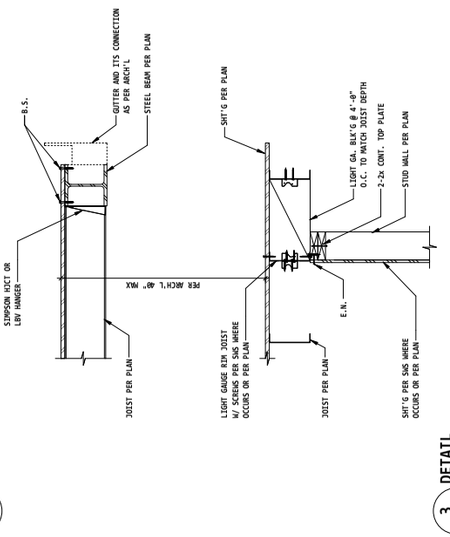


1 DETAIL S4.01 — 1" = 1'-0"



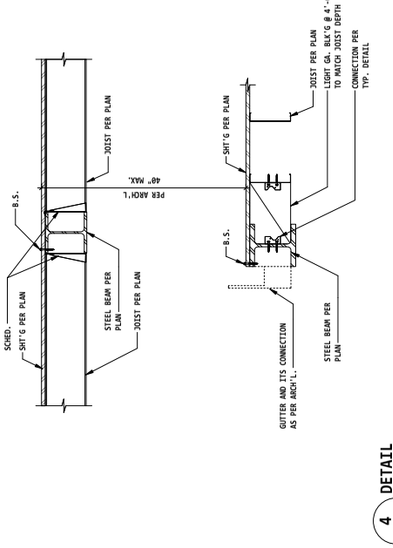
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2 DETAIL S4.01 — 1" = 1'-0"



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3 DETAIL S4.01 — 1" = 1'-0"



NOT FOR CONSTRUCTION

4 DETAIL S4.01 — 1" = 1'-0"

5 DETAIL S4.01 — 1" = 1'-0"

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GENERAL ABBREVIATIONS

@	AT
ABAND	ABANDONED
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ARCH	ARCHITECT
ASPH	ASPHALT
BC	BOTTOM OF CURB
BLDG	BUILDING
BOTT	BOTTOM
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CO	CLEAN OUT
CONT	CONTINUOUS
COR	CORNER
CUP	CONCRETE UNIT PAVING
CW	COLD WATER
DG	DECOMPOSED GRANITE
DIA	DIAMETER
∅	DIAMETER
DN	DOWN
DDR	DECK DRAIN RIM ELEVATION
(E)	EXISTING
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
ENGR	ENGINEER
EQ	EQUAL
EW	EACH WAY
EX	EXISTING
EXST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIREHYDRANT
FL	FLOW LINE
FOW	FACE OF WALL
FS	FINISH SURFACE
GB	GRADE BREAK
GRD	GRADE
GV	GATE VALVE
HH	HANDHOLE
HP	HIGH POINT
HPS	HIGH POINT OF SWALE
ID	INSIDE DRAIN
IE	INVERT ELEVATION
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	EX MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PA	PLANTING AREA
PB	PULL BOX
PED	PEDESTRIAN
PERF	PERFORATED
POC	POINT OF CONNECTION
PT	POINT OF TANGENCY
PVC	POLY VINYL CHLORIDE
R	RADIUS
RB	ROOT BARRIER
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SH	STEEL HEADER
SIM	SIMILAR
SMH	SEWER MANHOLE
SP	EX SIGNAL POLE
ST	STREET
STLI	EX STREET LIGHT
TBD	TO BE DETERMINED
TC	TOP OF CURB
TFE	TOP OF FENCE ELEVATION
TG	TOP OF GRATE
TH	TOP OF HEADER
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VEH	VEHICULAR

NOTES

CODES

1. All construction shall comply with the 2022 California Building, 2022 CA Mechanical, 2022 CA Electrical, 2022 CA Plumbing, and 2022 CA Energy Codes and the Malibu Municipal Code.

SITE CONDITIONS

2. Review existing conditions at site for accurate slopes, elevations and horizontal dimensions. Contractor shall verify all existing site conditions, their relationship, dimensions and locations and shall notify the Landscape Architect immediately of any discrepancies with these documents. All trades shall verify at the project site, conditions and measurements related to their work.
3. Contractor shall call DIG ALERT (811) and shall verify and clearly mark utility locations prior to commencing work. Verify locations and depths of all points of connection to buried utilities prior to doing any work. Existing utilities are shown from available records and the accuracy of their location cannot be guaranteed. The contractor shall make exploratory excavations prior to any trenching or grading.

LAYOUT/DIMENSIONS

4. Written dimensions shall take precedence over scaled dimensions. In case of discrepancy, immediately notify the Landscape Architect for clarification prior to attempting the work in question. **Do Not Scale Drawings.**
5. Take layout dimensions from face of curb, face of wall, edge of paving or centerline of columns, unless shown otherwise.
6. Obtain the Landscape Architect's acceptance of the horizontal alignment of steps, walks, and paving in field prior to installation.
7. Notify Landscape Architect of field layout conflicts prior to commencement of work.

GRADING

8. Pitch drain pipe at 2% percent minimum unless indicated otherwise.
9. Obtain the Landscape Architect's acceptance of rough and fine grading in the field prior to planting.
10. Make transitions between changes in paving planes smooth and gradual with no sharp abrupt changes unless shown otherwise.
11. Set straight line grades between elevations unless shown otherwise.

HARDSCAPE / FLATWORK

12. Make top of wall profiles level unless shown otherwise.
13. Dowel expansion joints with 18-inch long smooth sleeved dowels at same spacing as rebar, unless shown otherwise.
14. Space joints located in radial headers, bands, or walls equally unless shown otherwise.

ELECTRICAL

15. Electrical work: refer to electrical lighting drawings for site lighting fixtures, outlets, circuitry, relocation and adjustment of existing utilities and additional specifications.

PLANTING/IRRIGATION

16. Contractor to have soil analyzed by Wallace Lab and amend accordingly.
    Garn Wallace at:
    Wallace Lab. 365 Coral Circle, El Segundo, Ca 90245
    Work: 310-615-0116 **Fax:** 310-640-6863
17. Obtain the Landscape Architect's acceptance of vertical and horizontal alignment of headers in the field prior to the installation of the headers or adjacent irrigation pipe and heads.
18. Contractor will locate all plant materials specified. There shall be **no substitutions** without prior approval by Landscape Architect.
19. Contractor is responsible for all trees specified on drawings to meet the "Guideline Specifications for Nursery Trees Quality" provided and distributed by 'The Western Chapter of the International Society of Arboriculture' and the 'California Dept. of Forestry and Fire Protection'. Contractor will notify Landscape Architect when trees are tagged and provide photos of trees for approval by Landscape Architect before trees are purchased.
20. Contractor will provide address and phone numbers of all nurseries where all trees are tagged prior to purchase.
21. Contractor will coordinate delivery of all plant material within three days time to ensure vital plant material and to allow spotting to take place with the complete palette of specified plant material.
22. Contractor will lay out all plants in the field as per plan. Landscape Architect will approve plant layout before planting takes place.
23. Obtain the Landscape Architect's acceptance of plant material locations in the field prior to installation of tree bubblers pipe and heads.
24. Install 3 (three) inch depth wood mulch at all shrub, vine and ground cover areas, unless shown otherwise.
25. Contractor will include a 90-day maintenance period for plants, after Landscape Architect has approved plant installation as complete.

GENERAL

26. Report discrepancies in drawings or specifications to the Landscape Architect for clarifications or adjustments before commencing work.
27. The contractor shall maintain the job site in a neat and safe condition at all times throughout the construction period.
28. Notify Landscape Architect a minimum of 48 hours in advance prior to reviews.
29. In the event that any unusual conditions not covered by these notes are encountered during construction, the Landscape Architect shall be notified immediately for directions.
30.
    a. Occupancy Group:
    b. Type of Construction:
    c. Applicable Codes:
       i. 2022 California Building, Plumbing, Mechanical, Electrical, Energy, Green Building.
    d. Total Floor Area of BBQ Pad Area= XXX Square Feet

SHEET TITLES

LANDSCAPE SHEETS

L-0.0 CONTEXT & INDEX SHEET
L-1.0 REFERENCE PLAN
L-1.1 LAYOUT PLAN

L-2.0 PLANTING LEGEND & NOTES
L-2.1 FUEL MODIFICATION PLAN
L-2.2 TREE PLANTING PLAN
L-2.3 SHRUB PLANTING PLAN
L-2.4 SHRUB PLANTING PLAN
L-2.5 HYDROZONE PLAN

L-3.0 IRRIGATION LEGEND
L-3.1 IRRIGATION PLAN
L-3.2 IRRIGATION PLAN
L-3.3 IRRIGATION DETAILS

PROJECT DATA

ADDRESS:
6270 SEA STAR DRIVE, LOT 9
MALIBU, CA 90265

OWNER: SEA SLUG, LLC
LEGAL DESCR.: SEE SURVEY
A.P.N.: 4469-047-025
ZONING: RR2
NUMBER OF STORIES: 1

LOT INFO:
AREA
GROSS 57,521.2 SQFT. (1.32 ACRES)
NET: 57,512.5 SQFT.

ARCHITECTS & CONSULTANTS

LANDSCAPE ARCHITECT:

ZFREEDMAN LANDSCAPE ARCHITECTURE,INC.
232 LINNIE CANAL
VENICE, CA 90291
P 310-955-4700
ZACK@ZFREEDMAN.COM

ARCHITECT:

ALEX PETTAS ARCHITECTURE
4501 W ADAMS BLVD. LOS ANGELES, CA 90016
P 310-390-0465

CIVIL ENGINEER:

EPD CONSULTANTS,INC.
20722 MAIN ST.
CARSON, CA 90275
P 310-241-6656

STRUCTURAL ENGINEER:

KURT FISCHER STRUCTURAL ENGINEER
17547 VENTURA BLVD, STE 305
ENCINO, CA 91316
P 818-874-1445

MEP:

K2D CONSULTING ENGINEERS
13465 BEACH AVE., SUITE B
MARINA DEL REY, CA 90292
P 310-935-3773

LOW VOLTAGE:

METRO EIGHTEEN
8586 W PICO BLVD.
LOS ANGELES, CA 90035
P 310-876-0071

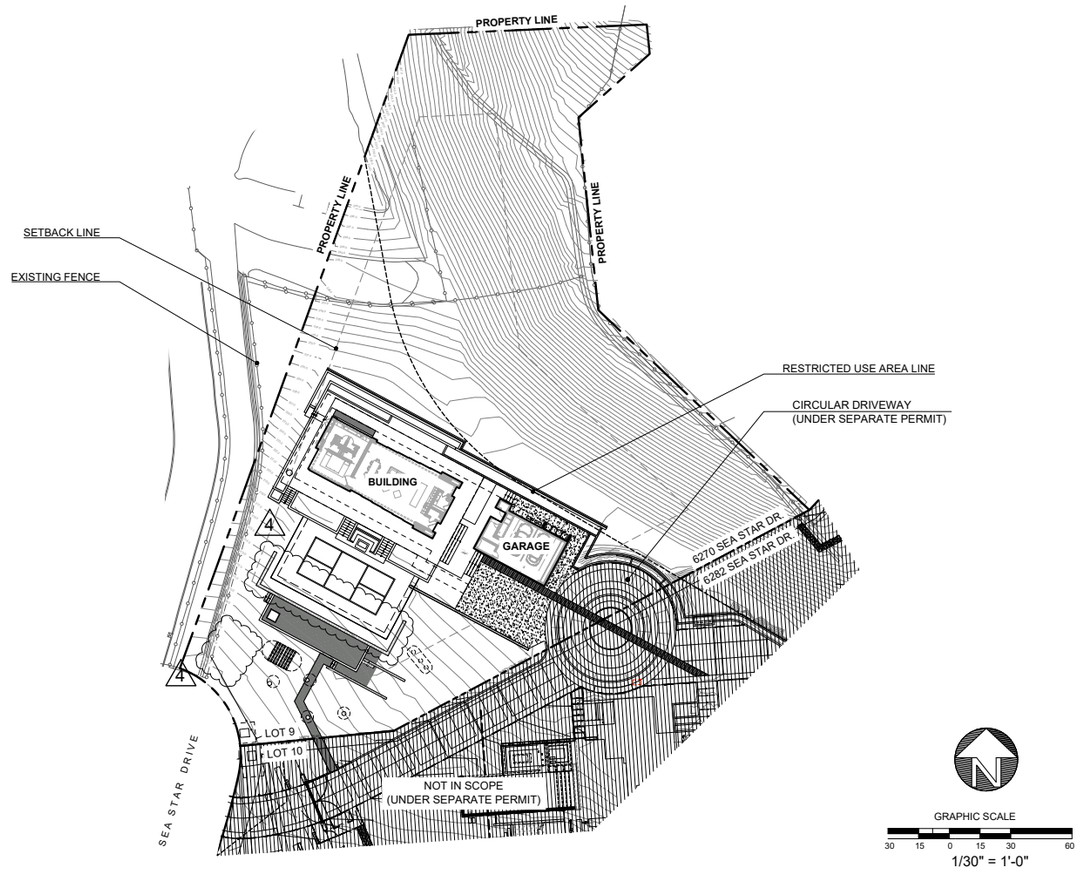
LIGHTING:

SEAN O'CONNOR LIGHTING,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

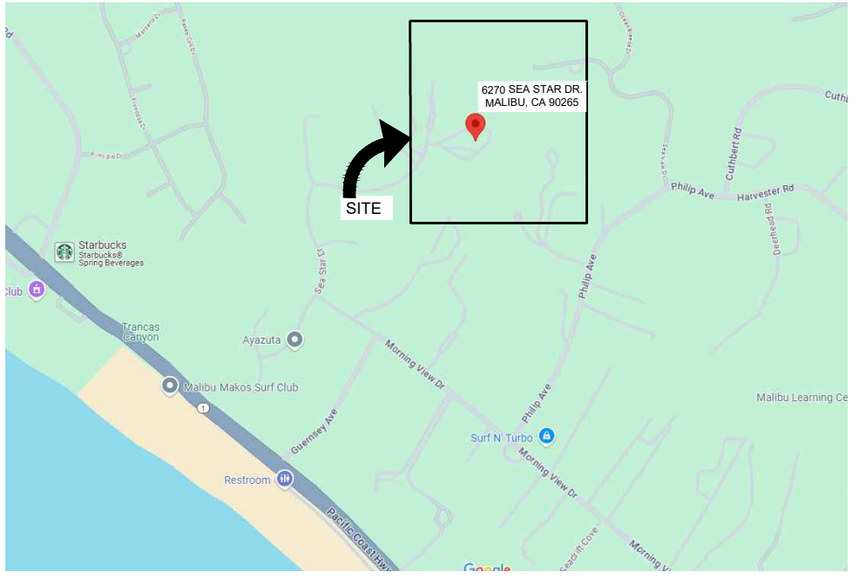
6270 SEA STAR DRIVE

MALIBU, CA.

SITE MAP



VICINITY MAP (NTS)



6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

ZFREEDMAN

232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

OWNER

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6282 SEA STAR DRIVE
MALIBU, CA

ARCHITECT

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4501 W ADAMS BLVD.
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LIGHTING CONSULTANT

SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT — ZACHARY FREEDMAN — Signature — 05.31.2026 — Renewal Date — 01.09.2028 — Date — STATE OF CALIFORNIA

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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED INDEPENDENTLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL AND MECHANICAL ENGINEERING BY OTHERS. GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
3	PLANNING REVIEW SET	12/08/2025
4	PLANNING REVIEW SET	01/05/2026

Sheet Title

CONTEXT AND INDEX

Job Number	Scale
250211	AS NOTED
Date	Drawn By
02.05.2026	ZF

Sheet Number

L-0.0

GENERAL NOTES

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. UTILITY INFORMATION INCLUDES STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS.

2. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE TO UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY DIG ALERT (811) 48 HOURS PRIOR TO ANY EXCAVATION.

4. WATERPROOFING DESIGN AND SPECIFICATIONS BY OTHERS.

5. DRAINAGE DESIGN AND SPECIFICATIONS BY OTHERS.

GRADING NOTES

1. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DESIGN DECISIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND TO MEET REQUIRED CODES.

2. CONTRACTOR TO REVIEW ALL UTILITY PLANS, LOCATIONS AND EASEMENTS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT. ALL UTILITIES TO BE PROTECTED.

3. THE CONTRATOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES. NO GRADING SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES.

4. FINAL GRADES AROUND BUILDINGS SHALL BE A MINIMUM OF 2" BELOW ADJACENT FINISHED FLOOR LEVEL AND DRAIN AWAY FROM BUILDINGS AT 2% (1/4" PER FOOT).

5. ALL DRAINLINES SHALL BE SDR-35 OR EQUAL. ALL MAINLINE SHALL BE A MINIMUM OF 6" IN DIAMETER. THE CONTRACTOR AND OR CIVIL ENGINEER SHALL BE RESPONSIBLE TO SIZE ALL PIPES.

6. CATCH BASINS IN THE LAWN TO BE A MINIMUM OF 10" SQUARE UNLESS OTHERWISE NOTED, PLANTER DRAINS TO BE SPEE-D-BASIN, COLOR: GREEN, 4" DIAMETER, AND SURROUNDED BY 12" DIAMETER GRAVEL FILL. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

7. VERIFY LOCATIONS OF ALL PLANTING DRAINS WITH LANDSCAPE ARCHITECT. ADJUST AS NECESSARY WITH FINAL FINISHED GRADE AND NOTIFY LANDSCAPE ARCHITECT OF NECESSARY MODIFICATIONS. CONTRACTOR SHALL BE RESPONIBLE FOR SETTING ALL DRAINS TO ACCOMODATE FINAL GRADING.

8. ALL SUBDRAIN OUTLETS TO BE SURVEYED FOR LINE AND ELEVATION. THIS CAN BE SHOWN ON AS-BUILT GRADING PLAN.

9. DRAINAGE IS TO BE CONNECTED TO EXISTING SYSTEM PER DIRECTION OF THE CIVIL ENGINEER, GENERAL CONTRACTOR AND OWNER.

LAYOUT & MATERIALS NOTES

1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

2. FOR DIMENSIONS AND GRADING OF CURBS, RAMPS, GUTTERS AND OTHER RELATED NON-LANDSCAPE WORK, REFER TO THE SURVEY OR AS BUILT DRAWINGS. COPIES OF THE DRAWINGS ARE AVAILABLE FROM THE OWNER.

3. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.

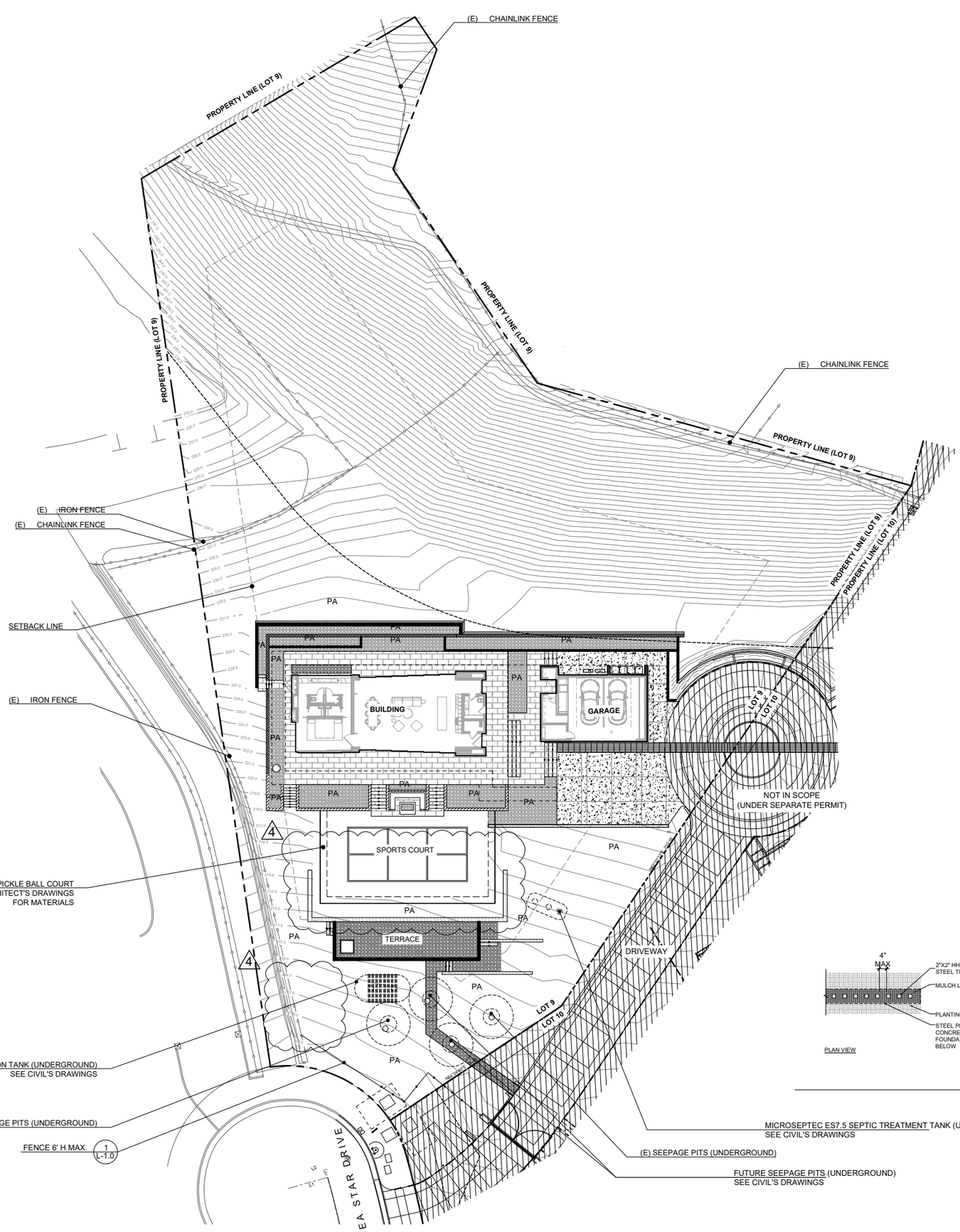
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

5. FOR HANDICAPPED STANDARDS, VERIFY COMPLIANCE WITH "STATE OF CALIFORNIA STANDARDS FOR HANDICAPPED PERSONS." AND A.D.A. (AMERICANS WITH DISABILITIES ACT), LATEST EDITIONS.

6. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.

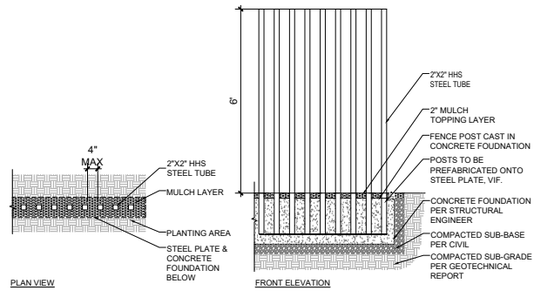
7. ALL MEASUREMENTS ARE TO FACE OF CURB, BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINES OR GRID LAYOUT INDICATED.

8. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.



MATERIAL LEGEND

- TRAVERTINE WALL — COLOR: TBD — DETAIL: X/L-1.X
- STONE WALL/CURB (SEE PLAN) — DETAIL: X/L-1.X
- PORCELAIN TILE WALL — COLOR: TBD — DETAIL: X/L-1.X
- PEA GRAVEL — COLOR: TBD — DETAIL: X/L-1.X
- STUCCO WALL — COLOR: TBD — DETAIL: X/L-1.X
- PORCELAIN TILE WITH PEDESTAL SYSTEM — COLOR: TBD — DETAIL: X/L-1.X
- CONCRETE PAVER (H20 VEHICULAR RATED) — COLOR: TBD — FINISH:
- C.I.P. CONCRETE (H20 VEHICULAR RATED) — COLOR: TBD — FINISH: TOPCAST #3 W/ SEALER



PERIMETER FENCE 1/2" = 1'-0" (1)

GRAPHIC SCALE
8 0 8 16 32
1/16" = 1'-0"

ANY HORIZONTAL AND VERTICAL CONTROLS SHOWN ON THIS PLAN ARE BASED UPON BASE INFORMATION AND DATA CONDUCTED AND/OR SUPPLIED BY OTHERS. THE LANDSCAPE ARCHITECT, HIS ASSOCIATES AND REPRESENTATIVES, ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THIS BASE INFORMATION AND DATA NOR FOR DISCREPANCIES BETWEEN THE PLAN, THE BASE DATA AND ACTUAL FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN THE PLAN AND ACTUAL FIELD CONDITIONS SHOULD BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH ANY FIELD WORK. LOCATIONS OF EXISTING PLANTS OR TREES MAY BE APPROXIMATE. PLAN "STRETCH" MAY ALSO OCCUR DURING REPROGRAPHICS PROCESSING. ALSO SEE OTHER PLANS AND PLANS BY OTHERS FOR ADDITIONAL SITE INFORMATION AND/OR ON SITE IMPROVEMENTS. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY PERMITS OR AGENCY SUBMITTALS. PROPER PROJECT MAINTENANCE IS REQUIRED AFTER THE PROJECT IS COMPLETE. A LACK OF PROPER MAINTENANCE IN AREAS MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE RESULTS OF ANY LACK OF IMPROPER MAINTENANCE.

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6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

ZFREEDMAN
232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

OWNER
SEA SLUG, LLC
6282 SEA STAR DRIVE
MALIBU, CA

ARCHITECT
ALEX PETTAS ARCHITECTURE
4501 W ADAMS BLVD.
LOS ANGELES, CA 90016
P 310-390-0465

CIVIL ENGINEER
EPD CONSULTANTS,INC.
20722 MAIN ST.
CARSON, CA 90275
P 310-241-6656

LIGHTING CONSULTANT
SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT — ZOFIA FREEDMAN — Signature — Effective Date — Renewal Date — STATE OF CALIFORNIA

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PERMIT SET

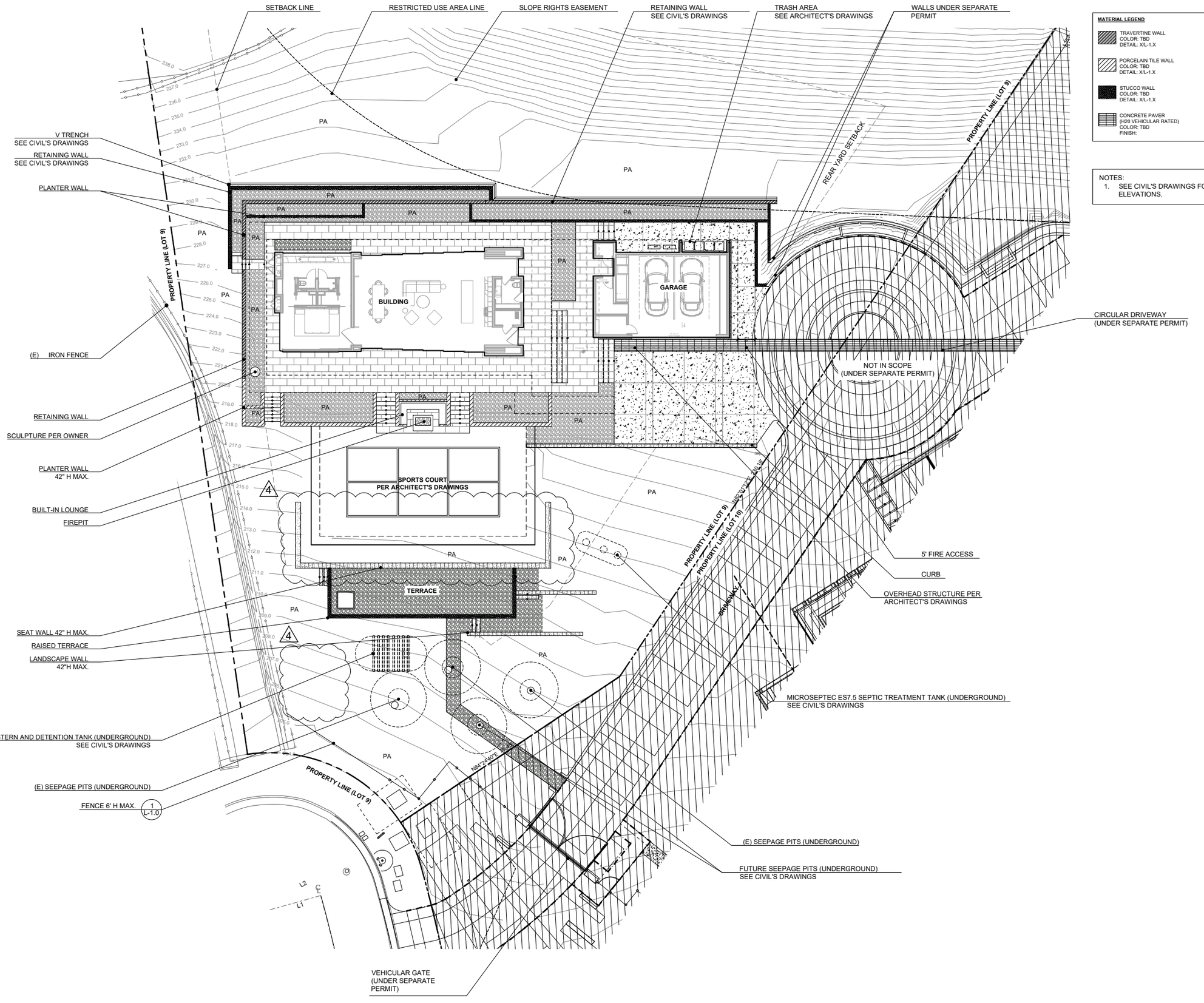
No.	Issue / Revision Date	
	PLANNING REVIEW SET	05/21/2025
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	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/08/2025

Sheet Title
REFERENCE PLAN

Job Number	Scale
250211	AS NOTED
Date	Drawn by
12.08.2025	ZF

Sheet Number
L-1.0

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MATERIAL LEGEND

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- STUCCO WALL — COLOR: TBD — DETAIL: X/L-1.X
- PORCELAIN TILE WITH PEDESTAL SYSTEM — COLOR: TBD — DETAIL: X/L-1.X
- CONCRETE PAVER (H20 VEHICULAR RATED) — COLOR: TBD — FINISH:
- C.I.P. CONCRETE (H20 VEHICULAR RATED) — COLOR: TBD — FINISH: TOPCAST #3 W/ SEALER

NOTES:
1. SEE CIVIL'S DRAWINGS FOR TOP OF WALL SPOT ELEVATIONS.

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Call Before You Dig
1-800-227-2600

GRAPHIC SCALE
8 4 0 8 16 20
3/32" = 1'-0"

6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

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P 310-659-5900

LICENSED LANDSCAPE ARCHITECT
ALEX P FREEDMAN 5966
Signature
06.01.2026
Renewal Date
12.08.2025
Date
STATE OF CALIFORNIA

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SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
4	PLANNING REVIEW SET	12/08/2025

Sheet Title
LAYOUT PLAN

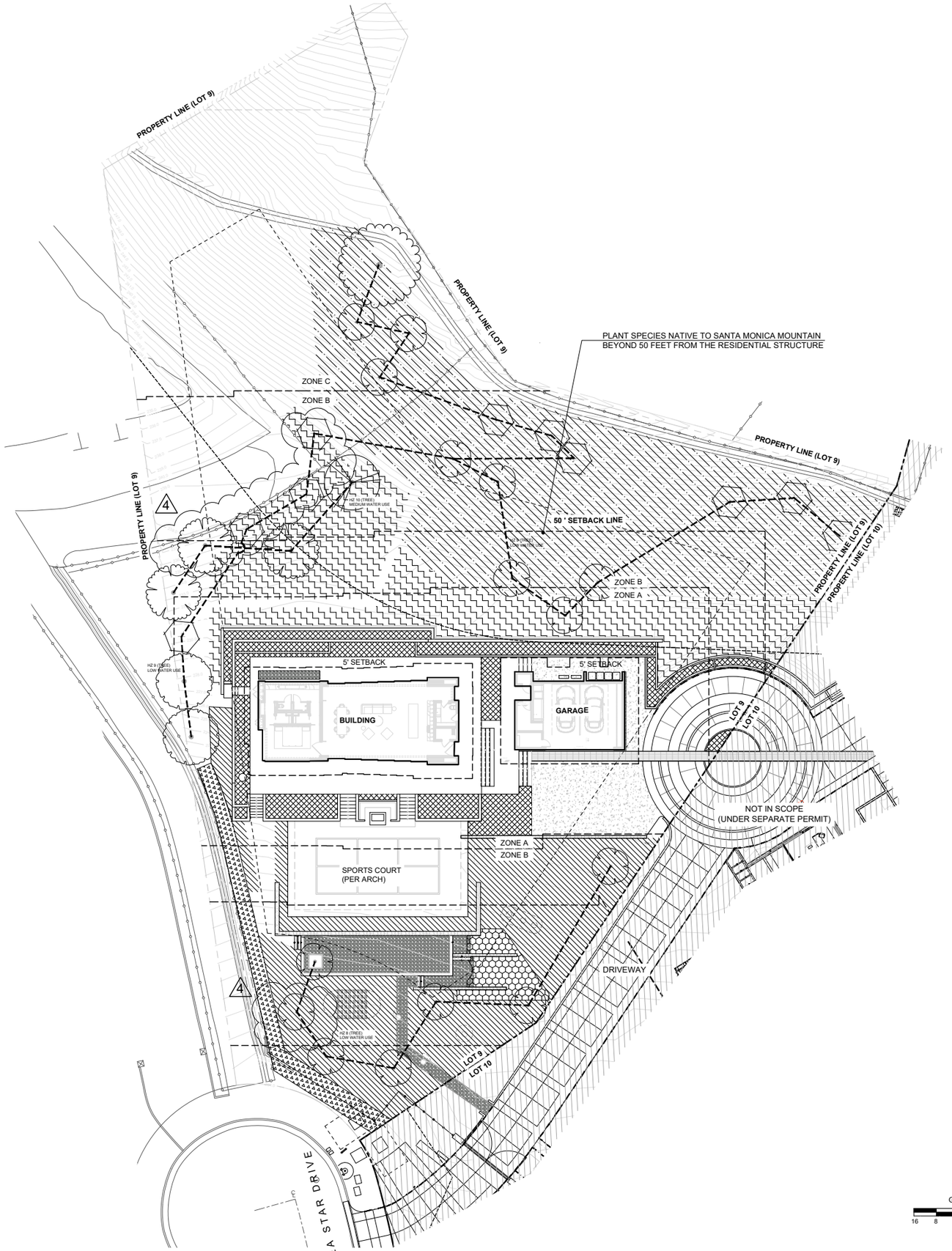
Job Number	Scale
250211	AS NOTED
Date	Drawn By
12.08.2025	ZF

Sheet Number
L-1.1

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HYDROZONE LEGEND

- HZ 1 (SHRUB) LOW WATER USE
- HZ 2 (SHRUB) LOW WATER USE
- HZ 3 (SUCCULENT) LOW WATER USE
- HZ 4 (SHRUB - LOWER HILLSIDE) LOW WATER USE
- HZ 5 (SHRUB - UPPER HILLSIDE) LOW WATER USE
- HZ 6 (HEDGE) LOW WATER USE
- HZ 8 (TREE) LOW WATER USE - SEE PLAN FOR LOCATION
- HZ 9 (TREE) LOW WATER USE - SEE PLAN FOR LOCATION
- HZ 10 (TREE) MEDIUM WATER USE - SEE PLAN FOR LOCATION
- HZ 11 (TREE) LOW WATER USE - SEE PLAN FOR LOCATION - UPPER HILLSIDE (ZONE C) - TEMPORARY IRRIGATION



GRAPHIC SCALE
16 8 0 8 16 32
1/16" = 1'-0"

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LIGHTING CONSULTANT
SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT
ZANE B FREEDMAN CA# 5385
Signature
Typed/Printed Name
Renewal Date
12/31/2026
Date
STATE OF CALIFORNIA

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	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/08/2025

Sheet Title

HYDROZONE PLAN

Job Number	Scale
250211	AS NOTED
Date	Drawn By
12.08.2025	ZF

Sheet Number

L-2.5

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PLANTING NOTES:

PLANTING/IRRIGATION
1. CONTRACTOR TO HAVE SOIL ANALYZED BY WALLACE LAB AND AMEND ACCORDINGLY.
GARN WALLACE AT:
WALLACE LAB. 365 CORAL CIRCLE, EL SEGUNDO, CA 90245
WORK: 310-615-0116 FAX: 310-640-6863

2. OBTAIN THE LANDSCAPE ARCHITECT'S ACCEPTANCE OF VERTICAL AND HORIZONTAL ALIGNMENT OF HEADERS IN THE FIELD PRIOR TO THE INSTALLATION OF THE HEADERS OR ADJACENT IRRIGATION PIPE AND HEADS.

3. CONTRACTOR WILL LOCATE ALL PLANT MATERIALS SPECIFIED. THERE SHALL BE NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.

4. CONTRACTOR IS RESPONSIBLE FOR ALL TREES SPECIFIED ON DRAWINGS TO MEET THE "GUIDELINE SPECIFICATIONS FOR NURSERY TREES QUALITY" PROVIDED AND DISTRIBUTED BY 'THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE' AND THE 'CALIFORNIA DEPT. OF FORESTRY AND FIRE PROTECTION'. CONTRACTOR WILL NOTIFY LANDSCAPE ARCHITECT WHEN TREES ARE TAGGED AND PROVIDE PHOTOS OF TREES FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE TREES ARE PURCHASED.

5. CONTRACTOR WILL PROVIDE ADDRESS AND PHONE NUMBERS OF ALL NURSERIES WHERE ALL TREES ARE TAGGED PRIOR TO PURCHASE.

6. CONTRACTOR WILL COORDINATE DELIVERY OF ALL PLANT MATERIAL WITHIN THREE DAYS TIME TO ENSURE VITAL PLANT MATERIAL AND TO ALLOW SPOTTING TO TAKE PLACE WITH THE COMPLETE PALETTE OF SPECIFIED PLANT MATERIAL.

7. CONTRACTOR WILL LAY OUT ALL PLANTS IN THE FIELD AS PER PLAN. LANDSCAPE ARCHITECT WILL APPROVE PLANT LAYOUT BEFORE PLANTING TAKES PLACE.

8. OBTAIN THE LANDSCAPE ARCHITECT'S ACCEPTANCE OF PLANT MATERIAL LOCATIONS IN THE FIELD PRIOR TO INSTALLATION OF TREE BUBBLERS PIPE AND HEADS.

9. A MINIMUM 3 INCH LAYER OF WOOD MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRAINDICATED.

10. CONTRACTOR WILL INCLUDE A 90-DAY MAINTENANCE PERIOD FOR PLANTS, AFTER LANDSCAPE ARCHITECT HAS APPROVED PLANT INSTALLATION AS COMPLETE.

GENERAL NOTES

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS,
UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. UTILITY INFORMATION INCLUDES STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS.

2. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL
RESPONSIBILITY FOR THIS WORK. ANY DAMAGE TO UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL
RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY DIG ALERT (811) 48 HOURS PRIOR TO ANY EXCAVATION.

4. WATERPROOFING DESIGN AND SPECIFICATIONS BY OTHERS.

5. DRAINAGE DESIGN AND SPECIFICATIONS BY OTHERS.

Statement of Compliance
I have complied with the criteria of Malibu Municipal Code Chapter 17.53 and applied them for the efficient use of water in the landscape *(or irrigation, as applicable)* design plan.
Preparer Name: ZACK FREEDMAN
Preparer Signature: [signature]
Professional License/designation: 5582

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PLANT SCHEDULE

SYMBOL	CODE	QTY	SIZE		BOTANICAL NAME
TREES					
	ARB UNE	2	48" BOX	Per Plan	Arbutus'Marina'
	CER WES	15	48" BOX	Per Plan	Cercis occidentalis
	MYR CA2	10	24" BOX	Per Plan	Myrica californica
	PLA SYC	1	48" BOX	Per Plan	Platanus racemosa
	QUE AGR	1	72"BOX	Per Plan	Quercus agrifolia
	SPA CAM	3	48" BOX	Per Plan	Spathodea campanulata
SYMBOL	CODE	QTY	SIZE	SPACING	BOTANICAL NAME
SHRUBS					
	ACH MIL	68	5 GAL.	18" o.c.	Achillea millefolium
	AGA RAY	8	5 GAL.	36" o.c.	Agave attenuata 'Ray of Light'
	BAC PIG	127	5 GAL.	96" o.c.	Baccharis pilularis
	CEA OL2	3	15 GAL	96" o.c.	Ceanothus oliganthus
	DUD LAN	151	5 GAL.	18" o.c.	Dudleya lanceolata
	ECH GRU 5	34	24" BOX	24" o.c.	Echinocactus grusonii
	FIC FI2	9	24" BOX	72" o.c.	Ficus nitida
	FUR FOE	8	24" BOX	48" o.c.	Furcraea foetida
	FUR MAC	3	48"BOX	96" o.c.	Furcraea macdougalli
	MIM GUT	42	5 GAL.	24" o.c.	Mimulus guttatus
	MUH RIG	16	5 GAL.	72" o.c.	Muhlenbergia rigens
	RHU INT	4	15 GAL	84" o.c.	Rhus integrifolia
	SEN VIT 5	23	5 GAL.	42" o.c.	Senecio vitalis
	UMB CAL	25	24" BOX	48" o.c.	Umbellularia californica
	YUC 234	47	5 GAL.	60" o.c.	Yucca whipplei

MIX OF SUCCULENT & AGAVE PLANTING AREA 6,751 SQFT.

TOTAL LANDSCAPE AREA: 44,366 SQFT.
TOTAL IRRIGATED LANDSCAPE AREA: 44,366 SQFT.
IRRIGATION SUPPLY TYPE: PUBLIC POTABLE WATER
MULCH TYPE: WOOD CHIP & GRAVEL
(SEE SHEET L1.0 FOR GRAVEL AREAS.)

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LIGHTING CONSULTANT
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12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT ZACK FREEDMAN C-3958 STATE OF CALIFORNIA
Signature 05.21.2025
Renewal Date 01.31.2027
Date

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1	PLANNING REVIEW SET	12/09/2025
2	PLANNING REVIEW SET	01/05/2026

Sheet Title
PLANTING LEGEND AND NOTES

Job Number 250211
Scale AS NOTED
Date 01.05.2026
Drawn By ZF
Sheet Number
L-2.0

FUEL MODIFICATION PLAN NOTES:

EMBER RESISTANT ZONE

- EXTENDS 5 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. THE AREAS BENEATH EAVES, OVERHANGS OR PARTS OF STRUCTURES INCLUDING ATTACHED DECKS AND PERGOLAS SHALL BE INCLUDED IN THE EMBER RESISTANT ZONE.
- THIS AREA SHALL BE FREE OF MATERIALS OR LANDSCAPING KNOWN TO BE RECEPTIVE TO FLYING EMBERS.

ZONE A

- EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. PROJECTIONS SUCH AS EAVES, COVERED ENTRYWAYS, ATTACHED PERGOLAS, DECKS ETC. SHALL BE THE POINT AT WHICH THIS DISTANCE IS MEASURED.
- IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF MOWED GRASSES, LOW GROWING GROUND COVERS AND ADEQUATELY SPACED SHRUBS. THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.
- PLANT SPECIES SELECTED FOR ZONE A SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.
- TREES ARE GENERALLY NOT RECOMMENDED EXCEPT FOR DWARF VARIETIES OR MATURE TREES LESS THAN 25' TALL AND WIDE AT MATURITY. TREES SHALL BE POSITIONED SO THEIR CANOPIES DO NOT EXTEND OVER THE ROOF OF ANY STRUCTURE.
- VINES AND CLIMBING PLANTS ARE NOT ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.

ZONE B

- EXTENDS FROM THE OUTER EDGE OF ZONE A AN ADDITIONAL 70 FEET FOR A TOTAL OF 100 FEET FROM THE STRUCTURE.
- IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- VEGETATION IN THIS ZONE SHALL BE ARRANGED IN A MANNER THAT DOES NOT CREATE VERTICAL OR HORIZONTAL FUEL LADDERS. VEGETATION IN THIS ZONE CAN BE PLANTED AT A SLIGHTLY HIGHER DENSITY THAN ZONE A BUT THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.
- EXISTING CALIFORNIA NATIVE PLANTS MAY BE APPROVED TO REMAIN IF DETERMINED TO BE ACCEPTABLE UPON REVIEW AND ARE PROPERLY SPACED AND MAINTAINED.
- PLANT SPECIES SELECTED FOR ZONE B SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.
- TREES IN ZONE B MAY BE MEDIUM TO LARGE AT MATURITY PROVIDED THEY ARE PROPERLY POSITIONED AND DO NOT CREATE ANY VERTICAL OR HORIZONTAL FUEL LADDERS. TREE SELECTIONS ARE SUBJECT TO DENIAL UPON REVIEW.

ZONE C

- EXTENDS FROM THE OUTER EDGE OF ZONE B AN ADDITIONAL 100 FEET FOR A TOTAL OF 200 FEET FROM THE STRUCTURE.
- MAINTENANCE/MODIFICATION OF VEGETATION EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FEET FROM STRUCTURES MAY BE DETERMINED NECESSARY. ANY REQUIRED MAINTENANCE/MODIFICATION IS TO BE DETERMINED UPON ON-SITE INSPECTION (FIRE CODE 325.2.2).

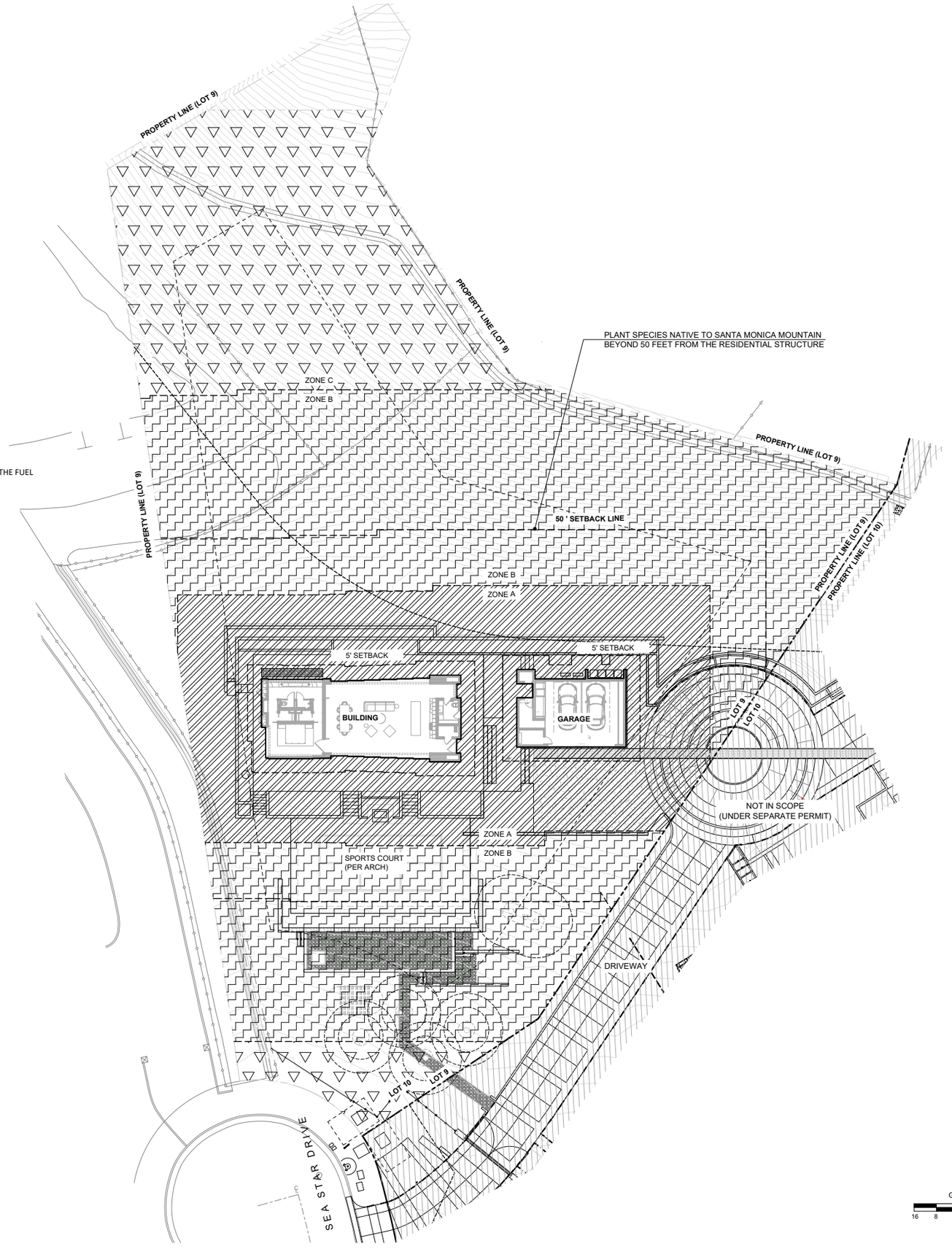
FIRE ACCESS ROAD ZONE

- EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROAD, DRIVEWAYS AND TURNAROUNDS USED BY FIREFIGHTING RESOURCES.
- CLEAR AND REMOVE FLAMMABLE VEGETATION ON EACH SIDE OF ACCESS ROADS (FIRE CODE 325.10).
- FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE A MINIMUM WIDTH OF 20' AND VERTICALLY CLEAR TO THE SKY (FIRE CODE 503.2.1).
- ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON AN ON-SITE INSPECTION.
- ALL PROPOSED PLANTINGS, UNLESS OTHERWISE APPROVED, SHALL BE POSITIONED SO THEY DO NOT OBSTRUCT ACCESS AT MATURITY. PRUNING WILL NOT BE CONSIDERED AS AN ALTERNATIVE TO PLANT SELECTION.

MAINTENANCE

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. ABOVE ALL ELSE, REGULAR MAINTENANCE IS PARAMOUNT TO THE FIRE RESISTANCE OF A WELL-PLANNED FIRE-RESISTANT LANDSCAPE. CRITICAL ITEMS ARE OUTLINED BELOW. ADDITIONAL INFORMATION MAY BE FOUND ON OUR WEBSITE LISTED IN THE HEADER OF THIS DOCUMENT.

- START WITH THE STRUCTURE. REMOVE LEAF LITTER AND OTHER COMBUSTIBLE DEBRIS FROM ROOFS, EAVES, RAIN GUTTERS ETC.
- ENSURE THE EMBER RESISTANT ZONE IS MAINTAINED FREE OF ANY MATERIAL KNOWN TO BE RECEPTIVE TO FLYING EMBERS.
- REMOVE ANY PLANT OR PORTION OF A PLANT THAT IS DEAD OR DYING THROUGHOUT ALL ZONES.
- REMOVE DOWNED, ACCUMULATED PLANT LITTER AND DEAD WOOD THROUGHOUT ALL ZONES.
- PRUNE TO REDUCE THE OVERALL AMOUNT AND CONTINUITY OF FUELS. ELIMINATE HORIZONTAL AND VERTICAL FUEL LADDERS THROUGHOUT ALL ZONES.
- ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
- ENSURE IRRIGATION SYSTEMS ARE FUNCTIONING PROPERLY.
- COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF FINE FUELS BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON THE GEOGRAPHIC REGION EACH DWELLING EXISTS.
- INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME.
- ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION.



GRAPHIC SCALE
16 8 0 8 16 32
1/16" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
ZOE A FREEDMAN 2989
Signature
Date
STATE OF CALIFORNIA

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PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/08/2025

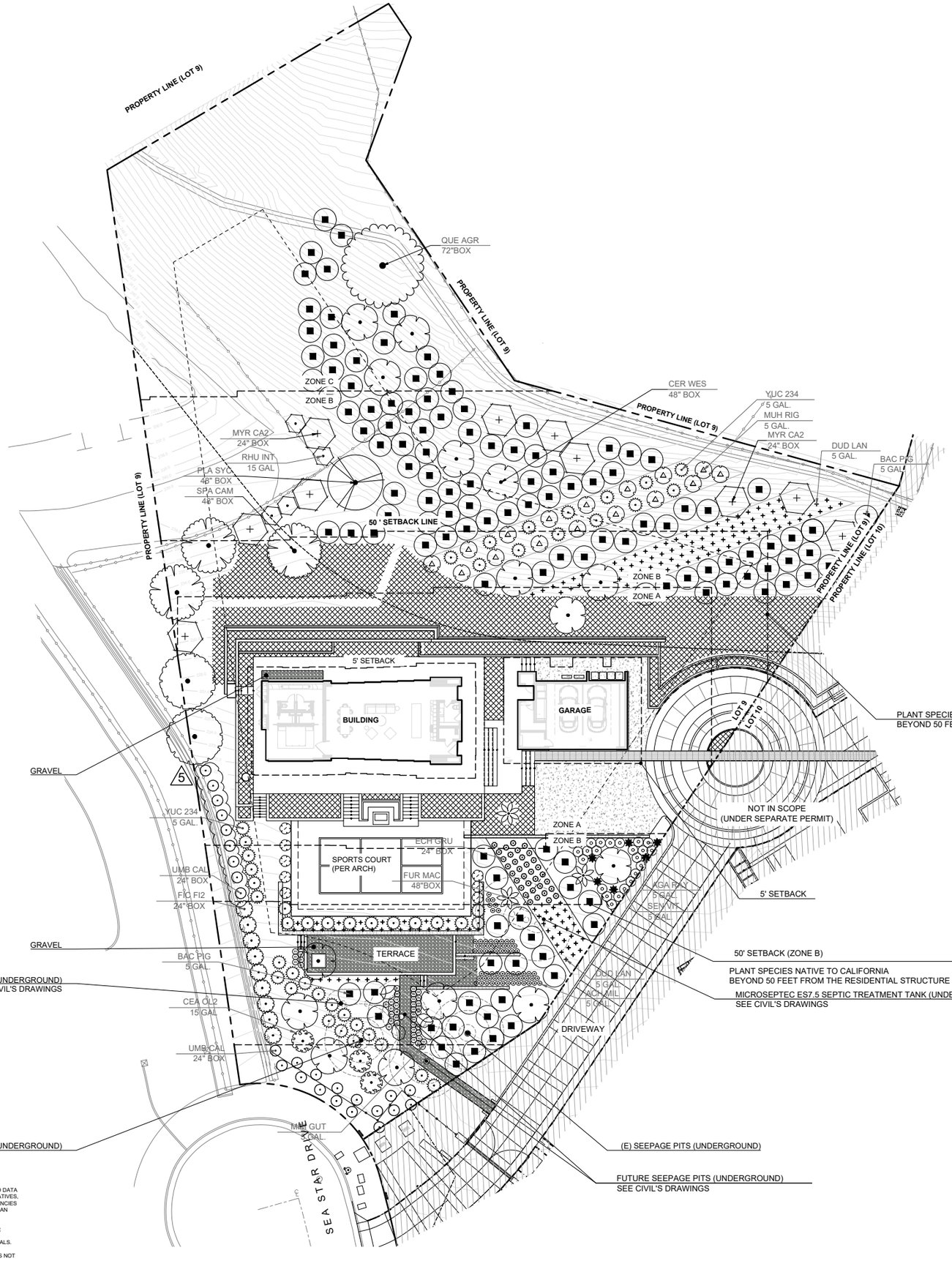
Sheet Title

FUEL MOD PLAN

Job Number: 250211
Scale: AS NOTED
Date: 12.08.2025
Drawn By: ZF

Sheet Number

L-2.1



PLANT SCHEDULE					
SYMBOL	CODE	QTY	SIZE		BOTANICAL NAME
TREES					
	ARB UNE	2	48" BOX	Per Plan	Arbutus'Marina'
	CER WES	15	48" BOX	Per Plan	Cercis occidentalis
	MYR CA2	10	24" BOX	Per Plan	Myrica californica
	PLA SYC	1	48" BOX	Per Plan	Platanus racemosa
	QUE AGR	1	72"BOX	Per Plan	Quercus agrifolia
	SPA CAM	3	48" BOX	Per Plan	Spathodea campanulata
SYMBOL	CODE	QTY	SIZE	SPACING	BOTANICAL NAME
SHRUBS					
	ACH MIL	68	5 GAL.	18" o.c.	Achillea millefolium
	AGA RAY	8	5 GAL.	36" o.c.	Agave attenuata 'Ray of Light'
	BAC PIG	127	5 GAL.	96" o.c.	Baccharis pilularis
	CEA OL2	3	15 GAL	96" o.c.	Ceanothus oliganthus
	DUD LAN	151	5 GAL.	18" o.c.	Dudleya lanceolata
	ECH GRU	34	24" BOX	24" o.c.	Echinocactus grusonii
	FIC FI2	9	24" BOX	72" o.c.	Ficus nitida
	FUR FOE	8	24" BOX	48" o.c.	Furcraea foetida
	FUR MAC	3	48"BOX	96" o.c.	Furcraea macdougalli
	MIM GUT	42	5 GAL.	24" o.c.	Mimulus guttatus
	MUH RIG	16	5 GAL.	72" o.c.	Muhlenbergia rigens
	RHU INT	4	15 GAL	84" o.c.	Rhus integrifolia
	SEN VIT	23	5 GAL.	42" o.c.	Senecio vitalis
	UMB CAL	25	24" BOX	48" o.c.	Umbellularia californica
	YUC 234	47	5 GAL.	60" o.c.	Yucca whipplei

MIX OF SUCCULENT & AGAVE PLANTING AREA 6,751 SQFT.

GRAPHIC SCALE
16 8 0 8 16 32
1/16" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
State of FREEDMAN CASE
Signature
Date 01.05.2026
Renewal Date
01.31.2027
Date
STATE OF CALIFORNIA

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No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
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	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/09/2025
2	PLANNING REVIEW SET	01/05/2026

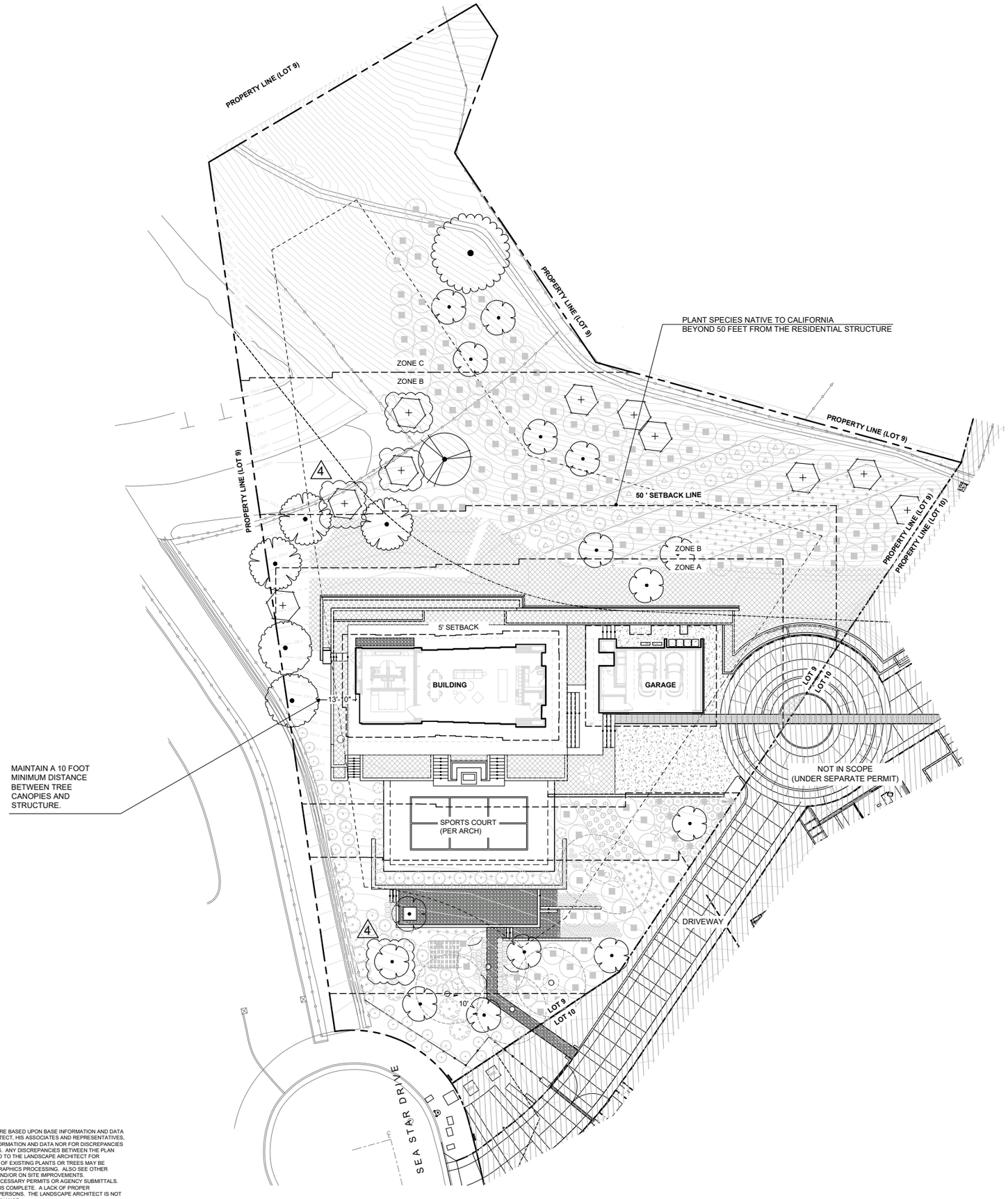
Sheet Title

OVERALL PLANTING PLAN

Job Number	Scale
250211	AS NOTED
Date	Drawn By
01.05.2026	ZF

Sheet Number

L-2.2



PLANT SCHEDULE

SYMBOL	CODE	QTY	SIZE		BOTANICAL NAME
TREES					
	ARB UNE	2	48" BOX	Per Plan	Arbutus'Marina'
	CER WES	15	48" BOX	Per Plan	Cercis occidentalis
	MYR CA2	10	24" BOX	Per Plan	Myrica californica
	PLA SYC	1	48" BOX	Per Plan	Platanus racemosa
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	CEA OL2	3	15 GAL	96" o.c.	Ceanothus oliganthus
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	ECH GRU	34	24" BOX	24" o.c.	Echinocactus grusonii
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	FUR FOE	8	24" BOX	48" o.c.	Furcraea foetida
	FUR MAC	3	48"BOX	96" o.c.	Furcraea macdougalli
	MIM GUT	42	5 GAL.	24" o.c.	Mimulus guttatus
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	RHU INT	4	15 GAL	84" o.c.	Rhus integrifolia
	SEN VIT	23	5 GAL.	42" o.c.	Senecio vitalis
	UMB CAL	25	24" BOX	48" o.c.	Umbellularia californica
	YUC 234	47	5 GAL.	60" o.c.	Yucca whipplei

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LICENSED LANDSCAPE ARCHITECT
ZAHID F. FREEDMAN
Signature
Renewal Date 01.05.2026
Date
STATE OF CALIFORNIA

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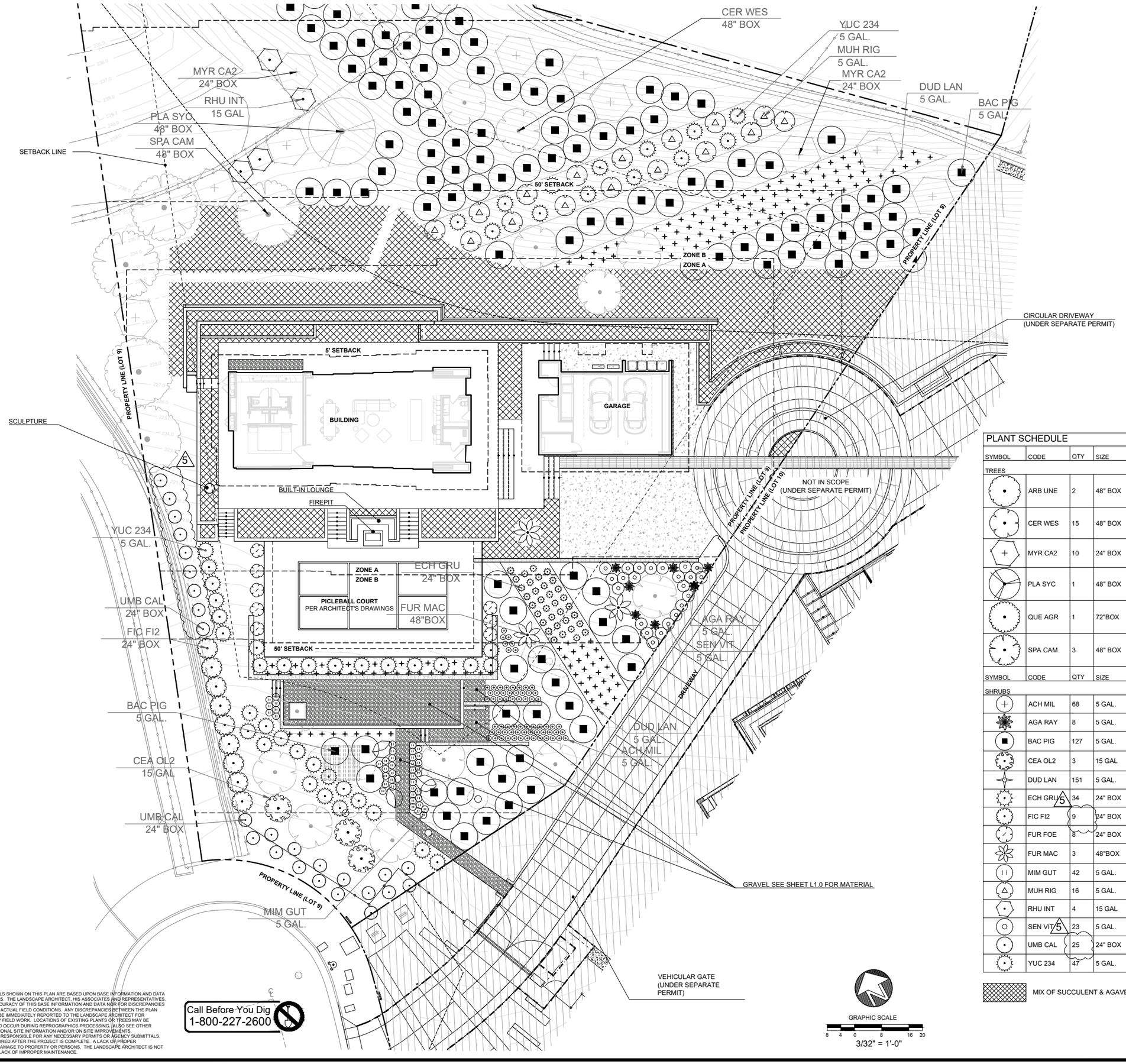
No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
3	PLANNING REVIEW SET	12/09/2025
4	PLANNING REVIEW SET	01/05/2026

Sheet Title

TREE PLANTING PLAN

Job Number 250211
Scale AS NOTED
Date 01.05.2026
Drawn By ZF
Sheet Number

L-2.3



PLANT SCHEDULE

SYMBOL	CODE	QTY	SIZE		BOTANICAL NAME
TREES					
	ARB UNE	2	48" BOX	Per Plan	Arbutus'Marina'
	CER WES	15	48" BOX	Per Plan	Cercis occidentalis
	MYR CA2	10	24" BOX	Per Plan	Myrica californica
	PLA SYC	1	48" BOX	Per Plan	Platanus racemosa
	QUE AGR	1	72"BOX	Per Plan	Quercus agrifolia
	SPA CAM	3	48" BOX	Per Plan	Spathodea campanulata
SYMBOL	CODE	QTY	SIZE	SPACING	BOTANICAL NAME
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	DUD LAN	151	5 GAL.	18" o.c.	Dudleya lanceolata
	ECH GRU	34	24" BOX	24" o.c.	Echinocactus grusonii
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	RHU INT	4	15 GAL	84" o.c.	Rhus integrifolia
	SEN VIT	23	5 GAL.	42" o.c.	Senecio vitalis
	UMB CAL	25	24" BOX	48" o.c.	Umbellularia californica
	YUC 234	47	5 GAL.	60" o.c.	Yucca whipplei

MIX OF SUCCULENT & AGAVE PLANTING AREA 6,751 SQFT.

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LICENSED LANDSCAPE ARCHITECT
ZAHIR F. FREEDMAN 5496
Signature
09.01.2026
Renewal Date
01.05.2026
Date
STATE OF CALIFORNIA

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	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
3	PLANNING REVIEW SET	12/09/2025
4	PLANNING REVIEW SET	01/05/2026

Sheet Title

SHRUB PLANTING PLAN

Job Number	Scale
250211	AS NOTED
Date	Drawn By
01.05.2026	ZF

Sheet Number

L-2.4

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NOTE A:
POINT OF CONNECTION (POC) SHALL BE A 1" DOMESTIC (POTABLE) RESIDENTIAL WATER METER SERVING THE RESIDENCE TO BE SHARED WITH THE IRRIGATION SYSTEM. INSTALL A DEDICATED IRRIGATION SUB-METER IMMEDIATELY DOWNSTREAM OF THE BACK FLOW PREVENTION DEVICE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	95.0	PSI (STATIC)
DESIGN WATER PRESSURE:	110	PSI
MAXIMUM SYSTEM DEMAND:	15.0	GPM
PRESSURE BOOST REQUIRED:	35.0	PSI
RESIDUAL WATER PRESSURE:	-14.5	PSI

THIS IRRIGATION BOOSTER PUMP REQUIRES A SEPARATE, DEDICATED 208V/230V/460V, SINGLE / THREE PHASE IRRIGATION POWER PEDESTAL. THE POWER PEDESTAL MUST BE SHOWN ON THE CIVIL IMPROVEMENT PLAN AND IS OUTSIDE OF THE IRRIGATION SCOPE OF WORK. THIS DOCUMENT SHALL SERVE AS COORDINATION BETWEEN THE IRRIGATION DESIGNER AND THE CIVIL ENGINEER AND MUST BE PROVIDED TO THE CIVIL ENGINEER.

NOTE B:
CONTROLLER SHALL BE A DECODER (TWO-WIRE) TYPE "SMART" CONTROLLER OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR IN THE LANDSCAPE, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, TREES, ETC. WHEN A SLIGHT RELOCATION OF THE HEAD IS NOT SUFFICIENT TO CLEAR THE OBSTACLE, OR IF IT NEGATIVELY AFFECTS THE COVERAGE, AN ADDITIONAL HEAD SHALL BE INSTALLED TO PLACE ONE HEAD ON EITHER SIDE OF THE OBSTACLE. THE NOZZLES OF THESE TWO HEADS SHALL HAVE ARC PATTERNS THAT ADD UP TO THE ORIGINAL ARC PATTERN OF THE HEAD INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE D:
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE E:
THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY, THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE F:
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

NOTE G:
TURF IS NOT PERMITTED ON SLOPES GREATER THAN 25%. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.

NOTE H:
PRESSURE REGULATORS ARE PROVIDED ON THE MASTER CONTROL VALVE, REMOTE CONTROL VALVES, BUBBLER HEAD BODIES, BUBBLER HEAD NOZZLES, AND DRIP SYSTEM BASKET STRAINERS.

NOTE I:
THE FOLLOWING HYDROZONE INFORMATION IS USED IN THE DESIGN AND CALCULATIONS:

HZ1 - LOW WATER USE PLANTINGS - 27,739 SFT RCV'S 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35

HZ2 - MODERATE WATER USE PLANTINGS - N/A SFT RCV 27

WATER PRESSURE LOSS CALCULATIONS

POINT OF CONNECTION NUMBER	1	WATER METER SIZE (in.)	1.00
REMOTE CONTROL VALVE NUMBER	25	STATIC PRESSURE (PSI)	95.0
R.C.V. DEMAND (GPM)	14.4	TOTAL DEMAND (GPM)	14.4

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PRESSURE LOSS CALCULATION IS PROVIDED FOR THIS PROJECT BY **SWEENEY & ASSOCIATES, INC.** UNAUTHORIZED USE BY ANY OTHER PERSON, COMPANY OR PROJECT IS FORBIDDEN WITHOUT WRITTEN PERMISSION.

SIZE (in.)	DESCRIPTION	FLOW	#	LOSS	UNITS
1.00	25' FEET SERVICE LINE (TYPE K COPPER)	14.4	1	1.68	PSI
1.00	WATER METER (DISC TYPE)	14.4	2	1.20	PSI
1.00	BACKFLOW PREVENTER (RP® TYPE)	14.4	3	12.00	PSI
1.00	BACKFLOW FILTRATION (WYE FILTER)	14.4	4	1.00	PSI
1.00	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	14.4	6	5.05	PSI
1.00	IRRIGATION SUB METER	14.4	7	0.25	PSI
1.00	MASTER CONTROL VALVE	14.4	8	2.35	PSI
1.00	FLOW SENSOR	14.4	9	0.50	PSI
1.50	MAINLINE ISOLATION VALVES (BALL TYPE)	14.4	10	0.50	PSI
1.50	254' FEET OF MAINLINE: SCH 40 PVC	14.4	11	1.93	PSI
1.50	MANIFOLD ISOLATION VALVE (BALL TYPE)	14.4	12	0.25	PSI
1.00	REMOTE CONTROL VALVE ASSEMBLY	14.4	13	2.35	PSI
10%	LATERAL LINE LOSSES	14.4	14	4.50	PSI
20%	ADDITIONAL FITTING LOSS IN MAINLINE	N/A	15	0.39	PSI
70.00	ELEVATION CHANGE (TO HIGHEST AREA)	N/A	16	30.31	PSI
TOTAL SYSTEM PRESSURE LOSS	***SUM OF 1 THRU 16***		17	64.5	PSI
OPERATING PRESSURE REQUIRED	***INFORMATION FOR RCV***		18	45.0	PSI
TOTAL DESIGN PRESSURE REQUIRED	***SUM OF 17 THRU 18***		19	109.5	PSI
STATIC WATER PRESSURE	***FROM ABOVE***		20	95.0	PSI
RESIDUAL WATER PRESSURE	***SUBTRACT 19 FROM 20***		21	-14.5	PSI
SET WATER PRESSURE AT PRV	***LIMITS THE R.P. TO 15 PSI***		22	N/A	PSI
PRESSURE BOOST IF REQUIRED	***TO PROVIDE A 20 PSI R.P.***		23	35	PSI

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: 6270 Sea Star
Project Address: 6270 Sea Star, Malibu, California 90265

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Reference Evapotranspiration (ETo): 44.2 In. / Yr. **Residential Project?** Yes

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Low Water Use Plantings	0.20	Drip	0.81	0.25	12,883	3,181	87,172
2. Low Water Use Plantings	0.20	Spray	0.75	0.27	14,856	3,962	108,564
				Totals:	27,739	7,143	
Special Landscape Areas							
N/A				1.00	0	0	0
				Totals:	0	0	
					Estimated Total Water Use (ETWU) Total:		195,735
					Maximum Applied Water Allowance (MAWA)[e]:		418,088

[a] **Hydrozone # / Planting Description** — E.g. 1.) Front Lawn; 2.) Low Water Use Plantings; 3.) Medium Water Use Plantings

[b] **Irrigation Method** — Overhead Spray or Drip

[c] **Irrigation Efficiency** — 0.75 for Spray; 0.81 for Drip

[d] ***ETWU (Annual Gallons Required)*** = ETo x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

[e] ***MAWA (Annual Gallons Allowed)*** = ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than 0.55

Regular Landscape Areas	
Total ETAF x Area	7,143
Total Area	27,739
Average ETAF	**0.26**

All Landscape Areas	
Total ETAF x Area	7,143
Total Area	27,739
Average ETAF	**0.26**

IRRIGATION CONTROLLER RUN TIMES

POC or Controller		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
1	ETo / Month (inches):	1.90	2.10	3.30	4.50	4.70	5.00	5.50	5.40	3.90	3.40	2.40	2.20	44.20
	ETo / Day (inches):	0.06	0.08	0.11	0.15	0.15	0.17	0.18	0.17	0.13	0.11	0.08	0.07	0.12
	Irrigation Days / Week:	2	2	3	4	4	4	4	4	3	2	2	2	
Plant / Irrig. Type	Arc / Pr Rate / IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
HZ1 - LWU plantings	0.20 / 0.75 / 0.75	4.8	6.0	5.7	6.0	6.1	6.7	7.1	7.0	6.9	6.8	6.4	5.7	Min /Day/Zone
RWAN Rotators	Number of Zones: 13	60.4	78.0	71.8	78.0	78.8	86.7	92.3	90.6	90.1	114.1	83.2	73.8	Total Min./Day
HZ1 - LWU plantings	0.20 / 0.70 / 0.81	4.3	5.6	5.3	5.6	5.6	6.2	6.6	6.5	6.4	8.1	5.9	5.3	Min /Day/Zone
Inline Drip Tubing	Number of Zones: 14	60.2	77.8	73.6	77.8	78.8	86.4	92.0	90.3	89.9	113.7	82.9	73.6	Total Min./Day
HZ2 - WWU plantings	0.40 / 1.50 / 0.81	4.8	5.2	4.9	5.2	5.2	5.8	6.1	6.0	6.0	7.6	5.5	4.9	Min /Day/Zone
Tree Bubblers	Number of Zones: 1	4.8	5.2	4.9	5.2	5.2	5.8	6.1	6.0	6.0	7.6	5.5	4.9	Total Min./Day
HZ1 - LWU plantings	0.30 / 1.50 / 0.81	3.3	3.9	3.7	3.9	3.9	4.3	4.6	4.5	4.5	5.7	4.1	3.7	Min /Day/Zone
Tree Bubblers	Number of Zones: 7	21.1	27.2	25.8	27.2	27.5	30.2	32.2	31.6	31.5	39.8	28.8	25.8	Total Min./Day
	Total Number of Zones:	35	140	108	178	168	196	209	223	216	217	205	201	178 Total Min./Day
	Total Controller Run Time in Hours:	2.40	3.14	2.97	3.14	3.17	3.48	3.71	3.64	3.62	4.59	3.33	2.97	Total Hrs./Day
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

Note: These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specific exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, site/little provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.



28	1"	6.7	45		
1	RV	0.70	868		
27	1"	8.0	30		
2	TB	1.50	N/A		
26	1"	8.0	30		
1	TB	1.50	N/A		
25	1"	14.4	45		
1	RV	0.70	1,450		
24	1"	8.5	45		
1	RV	0.70	1,309		
29	1"	8.0	30	910'	
1	DT	1.50	1,048	TUBING	
30	1"	10.5	45		
1	RV	0.70	762		
31	1"	12.0	30		
1	TB	1.50	N/A		
32	1"	8.0	30		
1	TB	1.50	N/A		
33	1"	6.2	45		
1	RV	0.70	410		
34	1"	10.7	45		
1	RV	0.70	811		
35	1"	9.5	45		
1	RV	0.70	691		
23	1"	6.0	30		
1	TB	1.50	N/A		
22	1"	8.5	30	970'	
1	DT	1.50	1,109	TUBING	
21	1"	8.9	30	1,020'	
1	DT	1.50	1,132	TUBING	
20	1"	13.9	45		
1	RV	0.70	1,593		
19	1"	12.1	45		
1	RV	0.70	1,534		
18	1"	14.0	45		
1	RV	0.70	1,266		
17	1"	14.1	45		
1	RV	0.70	1,659		
16	1"	10.0	30		
1	TB	1.50	N/A		
15	1"	13.1	45		
1	RV	0.70	1,458		
14	1"	9.6	45		
1	RV	0.70	1,045		
13	1"	5.5	30	620'	
1	DT	1.50	636	TUBING	
12	1"	6.4	30	730'	
1	DT	1.50	755	TUBING	
11	1"	8.3	30	940'	
1	DT	1.50	950	TUBING	
10	1"	10.0	30	1,140'	
1	DT	1.50	1,372	TUBING	
1	1"	8.0	30		
1	TB	1.50	N/A		
2	1"	2.4	30	280'	
1	DT	1.50	273	TUBING	
3	1"	5.9	30	670'	
1	DT	1.50	555	TUBING	
9	1"	10.6	30	1,200'	
1	DT	1.50	1,322	TUBING	
8	1"	6.0	30		
1	TB	1.50	N/A		
7	1"	10.0	30	1,140'	
1	DT	1.50	1,356	TUBING	
4	1"	7.3	30	830'	
1	DT	1.50	937	TUBING	
5	1"	7.7	30	870'	
1	DT	1.50	1,079	TUBING	
6	1"	3.3	30	380'	
1	DT	1.50	359	TUBING	

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

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GRAPHIC SCALE
16 8 0 8 16 32
1/16" = 1'-0"

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6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

..\JPG\ZFREEDMAN_Logo_Block.jpg

232 LINNIE CANAL,
VENICE, CA 90291
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EPD CONSULTANTS,INC.
20722 MAIN ST.
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LIGHTING CONSULTANT
SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT — ALEX P. PETTAS — No. 6482 — Signature — 06/21/2026 Renewal Date — Date — STATE OF CALIFORNIA

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SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision Date	
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
4	PLANNING REVIEW SET	12/08/2025

Sheet Title
IRRIGATION PLAN

Job Number	Scale
250211	AS NOTED
Date	**Drawn By**
12.08.2025	ZF

Sheet Number
L-3.0

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IRRIGATION MATERIAL LEGEND

SYMBOL Q T H F	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
	RAIN BIRD	RD-12-S-P45-F 12" POP-UP SHRUB HEAD WITH R-VAN14 (Q/T/H) / R-VAN14-360 NOZZLES	.32, .42, .63, 1.27	45	14 FT	0.70 IN./HR.	A
	RAIN BIRD	RD-12-S-P45-F 12" POP-UP SHRUB HEAD WITH R-VAN18 (Q/T/H) / R-VAN18-360 NOZZLES	.50, .62, 1.17, 1.85	45	18 FT	0.70 IN./HR.	A
	RAIN BIRD	RD-12-S-P45-F 12" POP-UP SHRUB HEAD WITH R-VAN24 (Q/T/H) / R-VAN24-360 NOZZLES	.84, 1.16, 1.68, 3.48	45	24 FT	0.70 IN./HR.	A
SYMBOL BELOW	RAIN BIRD / HUNTER	RD-06-S-P30F 6" POP-UP BUBBLER HEAD WITH A HUNTER STREAM BUBBLER NOZZLE. EACH SYMBOL REPRESENTS MULTIPLE BUBBLERS TO PROVIDE MULTIPLE BUBBLERS PER TREE OR PALM. PLACE THE BUBBLER HEADS THREE (3) INCHES FROM THE ROOT BALL OF THE TREE OR PALM AND AS SHOWN ON THE DETAIL. ADJUST BUBBLER THE STREAMS TO WET THE ROOT BALL AND ADJACENT AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE OR PALM. TREE BUBBLER SCHEDULE BELOW:	.50 (1.00 TOTAL) .50 (2.00 TOTAL) 1.0 (4.00 TOTAL)	30 30 30	1.5 FT 1.5 FT 1.5 FT	1.50 IN./HR. 1.50 IN./HR. 1.50 IN./HR.	A,B
	HUNTER	36" AND 48" BOX TREE / PALM / SHRUB: FOUR (4) MSBN-50H STREAM BUBLERS	FIVE STREAMS / 0.50 GPM EACH / 2.0 GPM TOTAL				A,B
	HUNTER	60" AND 72" BOX TREE / PALM: FOUR (4) MSBN-10H STREAM BUBBLERS	FIVE STREAMS / 1.00 GPM EACH / 4.0 GPM TOTAL				A,B
	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW: TLHCVXR5-12 SUBSURFACE DRIP TUBING (BROWN EXTERIOR COLOR WITH A COPPER OXIDE STRIPE) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH A CONTINUOUS EXTERIOR CUPRON STRIPE, COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 2" BELOW THE FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE LINES SHOWN ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS, SEE SPACING REQUIREMENTS ABOVE AND IN DETAILS.	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR.	C,D
NO SYMBOL	NETAFIM	WHERE VINES (OF ANY SIZE) ARE PLANTED ON WALLS, FENCES OR COLUMNS WITHIN THE DRIP TUBING ZONES, AND WHERE LARGE SHRUBS (15 GALLON AND LARGER) ARE PLANTED WITHIN THE DRIP TUBING ZONES, ADDITIONAL DRIP EMITTERS SHALL BE REQUIRED FOR THESE PLANTINGS. INSTALL THE ONE (1) ADDITIONAL SPCV10 1 GPH DRIP EMITTER PER VINE PLANT, TWO (2) ADDITIONAL SPCV10 1 GPH DRIP EMITTERS PER 15 GALLON PLANT, AND FOUR (4) ADDITIONAL SPCV20 2 GPH DRIP EMITTERS PER 24" BOX PLANT. THESE ADDITIONAL EMITTERS SHALL BE PUNCHED DIRECTLY INTO THE DRIP TUBING. EMITTERS SHALL BE INSTALLED USING A SPDT EMITTER INSTALLATION TOOL. EACH DRIP EMITTER SHALL BE INSTALLED WITH AN 18" LENGTH OF EDTUBE-01 1/4" DISTRIBUTION TUBING, AN EDTUBESTK TUBING STAKE, AND A VINYL 1/4" TUBING BUG CAP. LOCATE THE EMITTERS DIRECTLY OVER THE ROOT BALL OF THE VINE OR SHRUB PLANTINGS.					N/A
NO SYMBOL	NETAFIM	CONNECTION BETWEEN DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING SCH. 40 PVC SXT FITTINGS, TL BARBED DRIP TUBING FITTINGS AND BLANK DRIP TUBING. USE A SCH. 40 PVCLATERAL X LATERAL X 1/2" SxSxT TEE (OR A LATERAL X 1/2" SxT 90° ELBOW) FITTING ON THE PVC LATERAL LINE HEADER, A TL050MA BARB X 1/2" MALEVADAPTER, A SHORT LENGTH OF BLANK DRIP TUBING, AND A TLTEE BARBED TEE FITTING. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. NO HEATING OF TUBING SHALL BE ALLOWED FOR ASSEMBLY.					C,D
NO SYMBOL	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.					C,D
— — — —	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.					C,D,Q
F	GPH IRRIGATION/ RAIN BIRD	GDFN DRIP FLUSH / INDICATOR NOZZLE, ORANGE IN COLOR, INSTALLED ONTO A RAIN BIRD RD-12-S-P45-F 12" POP-UP SPRINKLER BODY. THE FLUSH NOZZLE SHALL BE CLOSED FOR NORMAL OPERATION OF THE DRIP SYSTEM.					D,E
M	P.O.C.	1" POTABLE (DOMESTIC) RESIDENTIAL WATER METER WITH 1" SERVICE LINE. VERIFY SIZE, LOCATION AND PRESSURE IN FIELD.					N/A
B	WILKINS	975XLS, 1" R/P BACK FLOW PREVENTION DEVICE WITH WYE STRAINER, INSTALL WITH BRASS NIPPLES, UNIONS AND FITTINGS, SIZED PER DEVICE					F
NO SYMBOL	V.I.T.	STRONG BOX SBBC-30SS "SMOOTH TOUCH" STAINLESS STEEL BACK FLOW DEVICE ENCLOSURE					F
IM	NEPTUNE	T-10, 1" DEDICATED IRRIGATION SUB-METER, INSTALL IMMEDIATEY AFTER THE BACK FLOW PREVENTION DEVICE AND INSIDE A STANDARD RECTANGULAR PLASTIC VALVE BOX (VB-STD)..					G
P	B.E.P.	BARRETT IRRIGATION BOOSTER PUMP, IBCM3-1-2-1.5/VFD-F/QP, SEE DETAIL. INSTALL PUMP ASSEMBLY PER THE MANUFACTURER'S RECOMMENDATIONS. CONTACT DARYL GREEN @ GPS (949) 584-7311. THE CONTRACTOR SHALL VERIFY EXISTING DYNAMIC (WATER FLOWING AT DESIGN FLOW) WATER PRESSURE, STATIC (NO WATER MOVEMENT) WATER PRESSURE AND THE ELECTRICAL POWER SUPPLY PRIOR TO ORDERING THE PUMP.					W
V	RAIN BIRD	100-PEBIVM 1" NORMALLY CLOSED, PLASTIC MASTER CONTROL VALVE (MCV), FACTORY EQUIPPED WITH A INTEGRATED VALVE MODULE (IVM) COMBINATION LATCHING SOLENOID AND VALVE DECODER. CONNECT THE MCV DIRECTLY TO THE TWO-WIRE PATH. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX (VB-STD).					H
F	CREATIVE SENSOR TECH.	FSI-T10-001 1" PVC TEE, IMPELLER TYPE FLOW SENSOR (FS). WIRE THE FS TO THE TWO-WIRE PATH USING AN IVM-SEN SENSOR DECODER. INSTALL THE FLOW SENSOR PER MANUFACTURER'S RECOMMENDATIONS AND INSIDE A STANDARD RECTANGULAR VALVE BOX (VB-STD).					I
FI	EZ FLOW SENSOR	EZ003-CX STANDARD CAPACITY FERTILIZER INJECTOR WITH A 2.5 GALLON STORAGE TANK. INSTALL THE FERTILIZER INJECTOR INSIDE A "MAXI - JUMBO" RECTANGULAR VALVE BOX. CONNECT TO MAINLINE USING A 1 1/2" EZ BALL COUPLING CONNECTION AS RECOMMENDED BY THE MANUFACTURER.					N/A
	LASCO	V17101N-SC 1 1/2" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX (VB-10RMD).					J
Q	RAIN BIRD	33DLRC 3/4" QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A LASCO G13T-218 SWING JOINT. INSTALL INSIDE A 10" ROUND VALVE BOX (VB-10RND).					K
A	CRISPIN	AR-10 LOW VOLUME, MAINLINE PRESSURE AIR RELEASE VALVE, 1" SIZE, INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX (VB-STD).					L
●	RAIN BIRD	100-PEBIVM-PRS-D 1" PRESSURE REGULATING, PLASTIC REMOTE CONTROL VALVE (RCV), FACTORY EQUIPPED WITH A INTEGRATED VALVE MODULE (IVM) COMBINATION LATCHING SOLENOID AND VALVE DECODER. CONNECT THE RCV DIRECTLY TO THE TWO-WIRE PATH. SET PRS-D PRESSURE REGULATOR TO PROVIDE THE REQUIRED OPERATING PRESSURE AT THE HIGHEST / FARTHEST SPRINKLER / BUBBLER HEAD ON THE CONTROL VALVE ZONE (MEASURE PSI AT HEAD). INSTALL UP TO FOUR (4) RCV'S AND DRCV'S INSIDE A JUMBO RECTANGULAR VALVE BOX (VB-JMB) USING THE LASCO ULTRA-ZONE MANIFOLD.					M
	RAIN BIRD	100-PEBIVM 1" PLASTIC REMOTE CONTROL VALVE (DRCV), FACTORY EQUIPPED WITH A INTEGRATED VALVE MODULE (IVM) COMBINATION LATCHING SOLENOID AND VALVE DECODER. CONNECT THE RCV DIRECTLY TO THE TWO-WIRE PATH. INSTALL A RAIN BIRD PRB-QKCHK-100 1" PRESSURE REGULATING, PLASTIC BASKET STRAINER (200 MESH) IMMEDIATELY DOWNSTREAM OF THE DRCV. INSTALL UP TO FOUR (4) RCV'S AND DRCV'S INSIDE A JUMBO RECTANGULAR VALVE BOX (VB-JMB) USING THE LASCO ULTRA-ZONE MANIFOLD.					M
NO SYMBOL	LASCO	ULTRA-ZONE SCH. 80 PVC MANIFOLD ASSEMBLIES SHALL BE USED TO INSTALL MULTIPLE 1" SIZED REMOTE CONTROL VALVES AND DRIP REMOTE CONTROL VALVES INSIDE A SINGLE JUMBO RECTANGULAR VALVE BOX (VB-JMB). USE ALL COMPONENTS DESCRIBED IN THE DETAIL TO INSTALL THE VALVE ASSEMBLY.					M

4

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
C	RAIN BIRD	ESP-LX-IVM-LXMMSS-IQ-4G-USA DECODER (TWO WIRE) TYPE CONTROLLER WITH A 60 STATION CAPACITY AND A STAINLESS STEEL CASE. WALL MOUNT THE CONTROLLER INSIDE THE GARAGE OF THE RESIDENCE ADJACENT TO A 120V ELECTRICAL POWER SOURCE. STAINLESS STEEL ENCLOSURE. CONTROLLER AS SHOWN IS EQUIPPED WITH A CELLULAR MODEM CARTRIDGE TO ALLOW FOR COMMUNICATION WITH RAIN BIRD'S WEB BASED IQ4 CENTRAL CONTROL SOFTWARE AND "GLOBAL WEATHER" EVAPOTRANSPIRATION RATE DAILY WEATHER DATA SERVICE. GROUND THE CONTROLLER AS RECOMMENDED BY THE THE MANUFACTURER. INSTALL A RAIN BIRD LXIVMSD SURGE PROTECTION DEVICE AT THE CONTROLLER AND ONE A MAXIMUM OF 500 FEET ON CENTER OR EVERY 8 DECODERS (WHICHEVER IS SMALLER) ALONG THE ENTIRE TWO-WIRE PATH. SURGE PROTECTION AND ONE A MAXIMUM OF 500 FEET ON CENTER OR EVERY 8 DECODERS (WHICHEVER IS SMALLER) ALONG THE ENTIRE TWO-WIRE PATH. SURGE PROTECTION SHALL BE AS RECOMMENDED BY THE MANUFACTURER TO INSURE WARRANTY PROTECTION. THE CONTRACTOR SHALL REGISTER THE CONTROLLER WITH RAIN BIRD, ACTIVATE THE CENTRAL CONTROL SERVICE, AND FULLY PROGRAM THE CONTROLLER FOR AUTOMATIC PROGRAM / SCHEDULE ADJUSTMENT WITH THE WEATHER DOWNLOAD SERVICE.					N,O,P
L	RAIN BIRD	LXIVMSD SURGE PROTECTION DEVICE FOR GROUNDING AND PROTECTING THE TWO-WIRE PATH. USE A GROUND ROD OR GROUND PLATE PER DETAILS AND SITE CONDITIONS. LOCATE WHERE SHOWN ON THE PLANS OR NO MORE THAT 600 FEET ON CENTER ALONG THE TWO-WIRE PATH.					O
R	RAIN BIRD	WR2-RFC WIRELESS RAIN SENSOR, MOUNT ON BUILDING ROOF IN A LOCATION ACCEPTABLE TO THE ARCHITECT AND WITHIN RADIO CONTACT OF THE CONTROLLER. CONTRACTOR SHALL INSURE THAT SENSOR PLACEMENT ALLOWS FOR RAIN DETECTION AND CONTROLLER SHUT DOWN.					P
NO SYMBOL	PAIGE ELECTRIC	THE CONTROLLER AND SURGE PROTECTION DEVICES SHALL BE GROUNDED USING A #182000 5/8" X 8 FOOT COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF BARE, SINGLE STRAND COPPER GROUND WIRE. CONTROLLER SHALL USE #6AWG GROUND WIRE AND THE THE SURGE PROTECTION DEVICE SHALL USE #10AWG GROUND WIRE. INSTALL INSIDE A 10" ROUND VALVE BOX (VB-10RND).					Q
E	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
E1	N/A	230 VOLT (SINGLE/THREE) PHASE ELECTRICAL POWER FOR BOOSTER PUMP SYSTEM, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
———	AS APPROVED	PVC PIPE 3/4" (MIN. SIZE) THROUGH 1 1/4" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE. 1/2" SCH. 40 PVC PIPE SHALL ONLY BE USED FOR THE CONNECTIONS BETWEEN THE DRIP LATERAL LINES AND THE DRIP EMITTER PER THE DETAIL.					R
— - - —	AS APPROVED	PVC PIPE 1 1/2" SCH. 40, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					R
= = = =	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, 2.5 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE. SLEEVES UNDER VEHICULAR PAVING SHALL BE INSTALLED 36" BELOW FINISHED GRADE.					S
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	WELD-ON	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE P-68 LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE 705 LOW VOC, GRAY COLORED "MEDIUM BODIED" CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	AS APPROVED	11/4" SCH. 40 PVC, GRAY ELECTRICAL CONDUIT FOR FLOW SENSOR / MASTER VALVE WIRES OR CENTRAL CONTROL COMMUNICATION CABLE, PROVIDE PULL BOX AT A MAXIMUM OF 200 FEET ON CENTER FOR A 3 FOOT WIRE LOOP OR ANY SPLICES. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7072D DIRECT BURIAL IRRIGATION CONTROL CABLE (TWO-WIRE PATH) WITH TWO, PARALLEL, PVC INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRES, #14UF SIZE, WITH A IMPREGNATED POLYETHYLENE, COLOR CODED JACKET. JACKET COLOR SHALL BE RED AND THE CONDUCTORS INSULATION SHALL BE RED AND BLACK. WHERE MULTIPLE CONTROLLERS ARE USED ON THE PROJECT, EACH CONTROLLER SHALL HAVE A CONTROL CABLE OF A DIFFERENT COLOR. THE CONTRACTOR SHALL ROUTE THE CONTROL CABLE FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP THE CONTROL CABLE UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP IN EACH VALVE BOX.					R,S,T
NO SYMBOL	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					T
NO SYMBOL	NDS (K.B.I.)	KSC-XXX-S SWING CHECK VALVE, LATERAL LINE SIZE, INSTALL ON LATERAL LINES TO CORRECT LOW HEAD DRAINAGE THAT CANNOT BE HANDLED BY THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL INSIDE A 10" ROUND PLASTIC VALVE BOX.					U
NO SYMBOL	NDS (K.B.I.)	KC-XXX-S SPRING CHECK VALVE, LATERAL LINE SIZE, INSTALL ON LATERAL LINES TO CORRECT LOW HEAD DRAINAGE THAT CANNOT BE HANDLED BY THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL INSIDE A 10" ROUND PLASTIC VALVE BOX.					U
NO SYMBOL	RAIN BIRD	ALL VALVE BOXES SHALL BE VB SERIES, PLASTIC TYPE WITH OVERLAPPING LIDS. VALVE BOX BODIES SHALL BE BLACK AND LIDS SHALL BE DARK GREEN.					V

4

DESCRIPTION	MODEL NUMBERS
10" ROUND BOXES	VB-10RND
STANDARD RECTANGULAR BOXES	VB-STD
JUMBO RECTANGULAR BOXES	VB-JMB

VALVE CALLOUT LEGEND

- CONTROLLER LETTER / STATION NUMBER
- VALVE SIZE IN INCHES
- VALVE FLOW RATE IN G.P.M.
- OPERATING PRESSURE (PSI)
- ZONE AREA (SFT)
- ZONE PRECIPITATION RATE (IN./HR.)
- IRRIGATION METHOD SEE CHART
- HYDROZONE NUMBER SEE CHART

43	1"	1.9	40
1	DT	0.70	163

FOR DRIP TUBING ZONES

210' TUBING — LENGTH OF DRIP TUBING

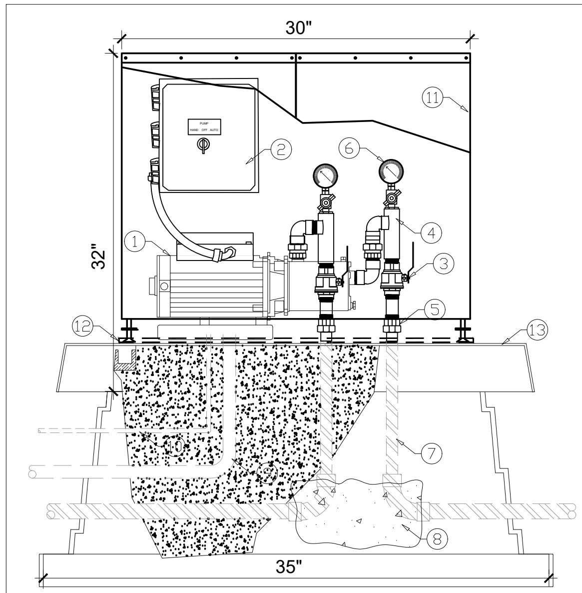
HYDROZONE DESCRIPTION CHART			
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.20
HZ 2	MODERATE WATER USE PLANTINGS	M	0.40

IRRIGATION METHOD DESCRIPTION CHART			
LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR. EFFICIENCY
RVAN	ROTATOR HEADS	SPRAY	0.75
TB	TREE BUBBLERS	DRIP	0.81
DT	SUBSURFACE DRIP TUBING	DRIP	0.81

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
14. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
15. THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.
16. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
17. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
18. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
19. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

4



KEYNOTE LEGEND

1. CLOSE-COUPLED CENTRIFUGAL PUMP, STAINLESS STEEL FITTED.
2. NEMA 4X SIMPLEX CONTROL PANEL FOR AUTOMATIC OPERATION.
3. STAINLESS 1/4 TURN BALL VALVE
4. 1.5 INCH TYPE 304 STAINLESS STEEL.
5. STAINLESS UNION ADAPTER.
6. PRESSURE GAUGE, 2 1/2" DIAL, LIQUID FILLED, STAINLESS CASE, 0 - 200 PSI.
7. CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL INLET AND OUTLET PIPING; BRASS OR CAST IRON. WRAP WITH 20 MIL TAPE; DOUBLE WRAP
8. CONCRETE THRUST BLOCKS WHERE APPLICABLE
9. MAIN POWER CONDUIT.
10. IRRIGATION CONTROLLER SIGNAL CONDUIT.
11. **MARINE GRADE ALUMINUM ENCLOSURE. MEASURES 20"D X 30"L X 32"H**
12. STRUCTURAL ALUMINUM BASEPLATE.
13. QUICK PAD SUPPORT PAD - MEASURES 35' X 22"

BARRETT ENGINEERED PUMPS | SIZE | DWG NO. **6270 SEA STAR LOT 9** | REV | SCALE | SHEET

W BOOSTER PUMP

BARRETT ENGINEERED PUMPS
SPECIALISTS IN PUMPS AND PUMPING SYSTEMS

PROJECT: 6270 SEA STAR LOT 9 **December 16, 2025**

SYSTEM DESIGN PARAMETERS

IBCM3-1-2-1.5/VFD-F/QP System Model Number	15 GPM System Design Flow Rate	110 PSI System Design Pressure	1 ½ INCH System Piping Size
95 PSI Minimum Suction Pressure	208-230 or 460 VAC System Electrical Voltage	1 or 3 PHASE 60 Hz System Electrical Phase and Frequency	
CM3-3 Pump Model Number	15 GPM Pump Capacity (GPM)	65 FEET Pump Total Head (Feet)	
1 HP Pump Horsepower / 3500 RPM Pump RPM	Undetermined Voltage System Full Load Amperage		

BOOSTER PUMP ASSEMBLY

1.1 Simplex water pressure booster system as designed and fabricated by Barrett Engineered Pumps. The system shall be a completely prefabricated system with pump, piping, electrical and structural elements.

1.2 Pump shall be:

1.2.1 (CM) Horizontal multi-stage centrifugal. Pump construction shall be stainless fitted with stainless steel casing, stainless steel impellers and bowls. The pump shall be equipped with mechanical seal. The pump shall be directly coupled to a C-face electric motor.

1.3 The electric motor shall be of the squirrel cage induction type suitable for full voltage starting. Motor shall be ODP to aid in cooling. Electric motor shall be rated for continuous service. The motor shall conform to the latest NEMA Standards for motor design and construction.

1.4 Pump Control Panel shall have a NEMA 4X plain front non-metallic enclosure with padlock latches. The Control Panel shall include power and control reset-able thermal circuit breakers, heavy duty magnetic starter with adjustable overload protection, Hand-Off-Auto switch to select mode of operation, and heavy duty numbered terminal strips for power and control wiring lead terminations.

1.5 Metal oxide varistor protected pump start relay(s) incorporated in panel to start pump with signal from each irrigation controller.

1.6 All system piping shall be type304 stainless steel. All fittings shall be stainless, with unions or flanges to allow for system disassembly or major component removal.

1.7 Isolation valves shall be all brass quarter turn ball valves with hard chrome ball.

1.8 Gauges shall be 2½" diameter face, glycerin filled with stainless casing and brass internals.

1.9 The flow switch shall be a 316 stainless steel and solid-state thermal sensor designed to measure change in flow velocity and in temperature. The flow switch shall include an integrated bar graph with 10 LED lights and shall be capable of providing an indication of flow (green), closed (orange), and open (red) conditions.

1.10 The pump system shall be mounted on a mounting pad assembly consisting of a reinforced plastic support base, a three sixteenth inch thick 5052 H32 Marine Grade Aluminum mounting pad and 304 grade stainless steel fastening brackets. The support base shall be installed and compacted in earth allowing the top two inches of the support base to be exposed above the earth. The 5052 H32 Marine Grade Aluminum mounting pad shall be clamped to the support base with the stainless-steel fastening brackets.

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1.11 The system enclosure shall be of a vandal and weather resistant nature manufactured entirely of marine grade aluminum alloy 5052-H32, with a wall thickness of one eighth inch. The mounting base shall be manufactured entirely of stainless steel. The main housing shall be of solid sheet construction punched on the sides with a rectangular pattern for viewing backflow operation. The length of the enclosure shall be expandable to allow for site adjustment. The enclosure shall have a mounting lip on one end and a locking mechanism on the other end. The locking mechanism shall be of the full release type, which allows for complete removal of the enclosure from its mounting base without the use of tools. The handle controlling the locking mechanism shall be concealed within the surface of the enclosure and provided for a padlock.

1.12 Pump Assembly shall include the following option(s):

- **(VFD-F)** Where specified by the System Design Parameters, a **Fuji Variable Frequency Drive** system to receive feedback signal from system mounted stainless steel pressure transducer, and in conjunction with internal software driven PID control loop maintain customer adjustable constant system discharge pressure by varying the speed of the pump in response to varying system load.

1.13 The services of a factory representative or trained service professional shall be made available on the job site to check installation and perform the startup and instruct operating personnel. A startup report containing voltage and amperage readings, suction, and discharge pressure readings, estimated flow conditions, and general operating characteristics shall be submitted to the Owner.

1.14 One electronic set of operating and maintenance manual shall be provided to the owner after startup and shall include parts manuals for major components, performance curve for pump, general sequence of operation, and electrical schematic for control panel.

1.14 The warranty period shall be a non-prorated period of 36 months from date of purchase.

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I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

..\JPG\ZFREEDMAN_Logo_Black.jpg

232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

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6282 SEA STAR DRIVE
MALIBU, CA

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20722 MAIN ST.
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12955 W. WASHINGTON BLVD.
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LICENSED LANDSCAPE ARCHITECT
ZACK D FREEDMAN C-5552
Signature
05.31.2026
Renewal Date
12.08.2025
Date
STATE OF CALIFORNIA

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PERMIT SET

No. Issue / Revision	Date
PLANNING REVIEW SET	05/21/2025
PLANNING REVIEW SET	07/08/2025
FUEL MOD PLAN SET	09/15/2025
PLANNING REVIEW SET	09/23/2025
FUEL MOD PLAN SET	10/14/2025
4 PLANNING REVIEW SET	12/08/2025

Sheet Title

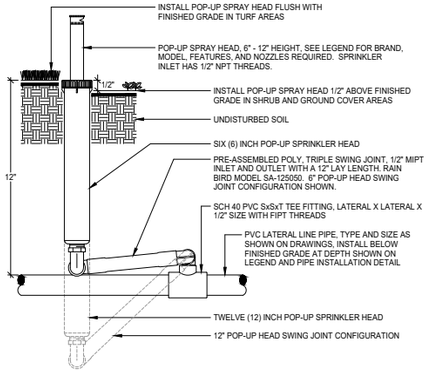
IRRIGATION LEGEND

Job Number	Scale
250211	AS NOTED
Date	Drawn By
12.08.2025	ZF

Sheet Number

L-3.1

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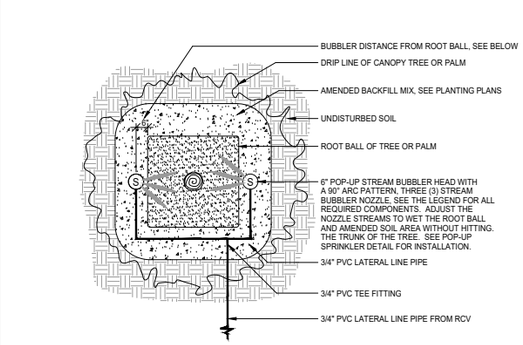
NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.

INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE STREAM TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

SECTION VIEW - N.T.S.

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A POP UP SPRAY OR BUBBLER HEAD

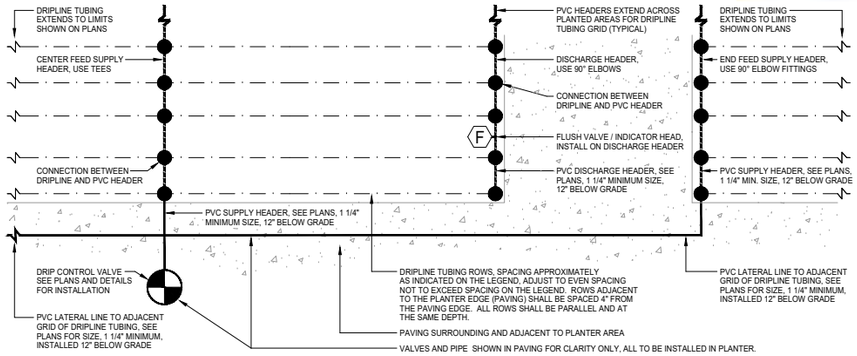


PLAN VIEW - N.T.S.

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B TREE BUBBLER LAYOUT

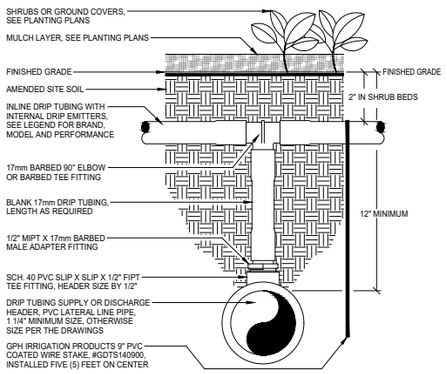
I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



PLAN VIEW - N.T.S.

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C DRIP TUBING LAYOUT

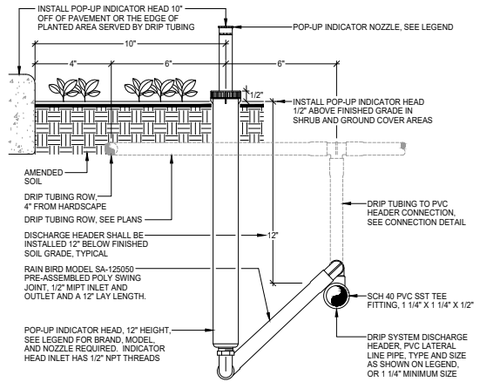


NOTE:
DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS.
FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION.
FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND ONE ADAPTER FITTING FOR THE CONNECTION.

SECTION VIEW - N.T.S.

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D DRIP TUBING CONNECTION



NOTE:
INSTALL INDICATOR HEAD 10" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.

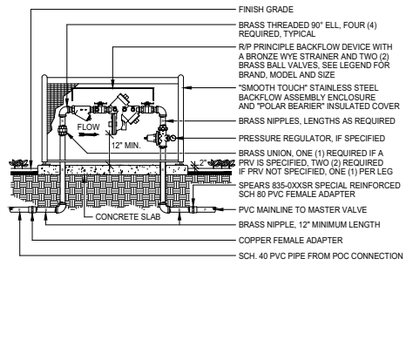
INSTALL ORANGE COLORED INDICATOR NOZZLE ON POP-UP HEAD AND ADJUST TO FULLY CLOSED.

FOR RECYCLED WATER USE A GPH IRRIGATION GDFN-R, PURPLE COLOR CODED FLUSH NOZZLE.

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E DRIP INDICATOR HEAD

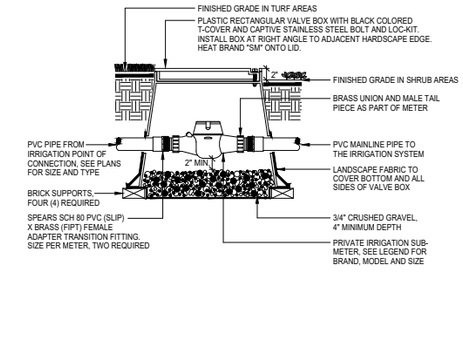


NOTE:
INSTALL THE PRESSURE REGULATOR ONLY IF IT IS SPECIFIED IN THE LEGEND.
BACKFLOW DEVICE OUTLET SHALL BE INSTALLED A MINIMUM OF 12" ABOVE FINISHED GRADE.
ASSEMBLY PIPING AND FITTINGS SHALL BE SIZED EQUAL TO THE SIZE OF THE BACKFLOW PREVENTION DEVICE
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
CONCRETE SLAB SHALL BE A MINIMUM OF 4" THICK, 18" WIDE AND EXTEND AT LEAST 8" PAST THE BACKFLOW ASSEMBLY PIPING, OR BE THE SIZE REQUIRED BY THE ENCLOSURE MANUFACTURER.
NO THREADED CONNECTIONS SHALL BE MADE UNDER THE CONCRETE SLAB.

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F BACKFLOW DEVICE IN ENCLOSURE

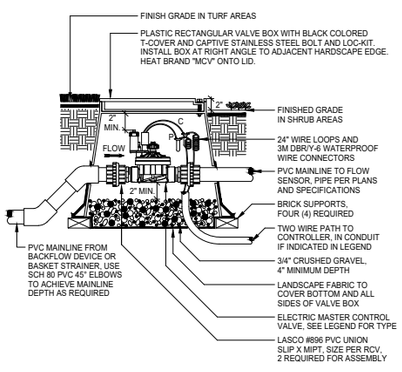


NOTE:
INSTALL THE SUB-METER WITH A MINIMUM OF 10 "PIPE DIAMETERS" CLEAR PIPE UPSTREAM AND DOWNSTREAM OF THE SUB-METER, PER THE MANUFACTURER'S REQUIREMENTS.
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

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G IRRIGATION SUB METER



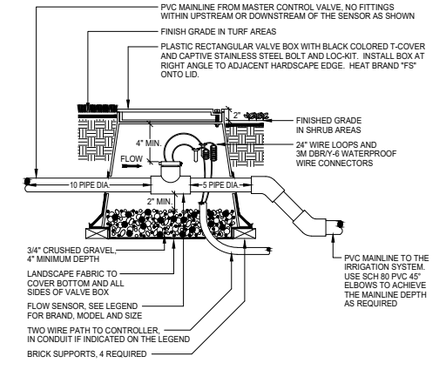
NOTE:
MASTER VALVE SHALL BE EQUIPPED WITH A COMBINATION LATCHING SOLENOID / DECODER.

USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

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H MASTER CONTROL VALVE



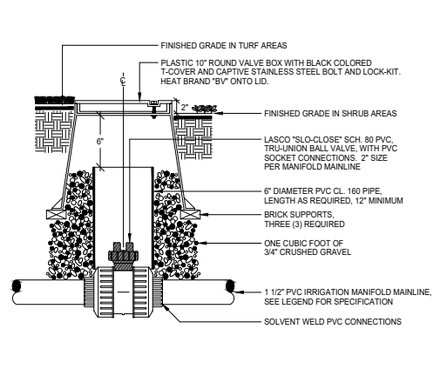
NOTE:
FLOW SENSOR SHALL BE INSTALLED WITH A SEPARATE SENSOR DECODER.

USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

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I FLOW SENSOR

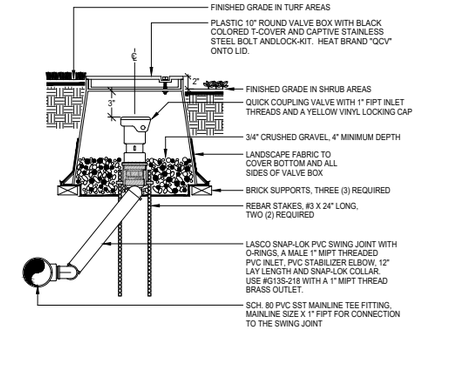


NOTE:
PROVIDE ONE (1) 30" LONG STEEL "VALVE KEY" FOR EACH TEN (10) BALL VALVES INSTALLED ON THE PROJECT.

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J BALL VALVE



NOTE:
WHEN QCV IS LOCATED ON A MANIFOLD, USE A SCH. 80 SxT 90° ELBOW IN PLACE OF THE TEE FITTING. SIZE THE ELBOW AS MANIFOLD MAINLINE SIZE X 1" FIPT.

WHEN USING A 3/4" QUICK COUPLER VALVE, USE A LASCO G13T-212 SWING JOINT WITH A 3/4" BRASS OUTLET FOR CONNECTION TO THE QCV INLET. ALL OTHER PARTS OF SWING JOINT SHALL REMAIN 1" SIZE.

USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

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K QUICK COUPLER VALVE

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MALIBU, CA 90265

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LICENSED LANDSCAPE ARCHITECT
ZOLTAN FREEDMAN
Signature
11.21.2025
Renewal Date
12.08.2025
Date
STATE OF CALIFORNIA

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PERMIT SET

No.	Issue / Revision Date	
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
1	PLANNING REVIEW SET	12/08/2025

Sheet Title

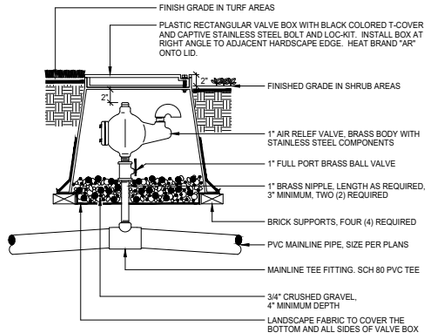
IRRIGATION DETAILS

Job Number: 250211
Scale: AS NOTED
Date: 12.08.2025
Drawn By: ZF

Sheet Number

L-3.2

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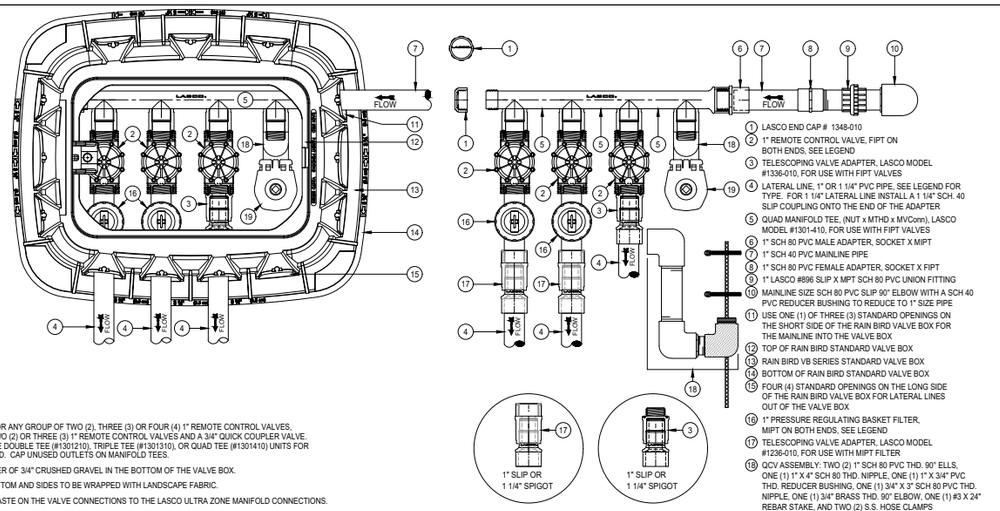
NOTE:
INSTALL AIR RELEIF VALVE AT HIGH POINT ON MAINLINE.

MAINLINE PIPE SLOPE SHOWN EXAGGERATED ON DETAIL FOR CLARITY.

SECTION VIEW - N.T.S.

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(L) MAINLINE AIR RELEASE VALVE



NOTE:
USE THIS ASSEMBLY FOR ANY GROUP OF TWO (2), THREE (3) OR FOUR (4) 1" REMOTE CONTROL VALVES, OR FOR GROUPS OF TWO (2) OR THREE (3) 1" REMOTE CONTROL VALVES AND A 3/4" QUICK COUPLER VALVE. USE LASCO ULTRAZONE DOUBLE TEE (#1301210), TRIPLE TEE (#1301310), OR QUAD TEE (#1301410) UNITS FOR ASSEMBLIES AS NEEDED. CAP UNUSED OUTLETS ON MANIFOLD TEES.

INSTALL A 4" DEEP LAYER OF 3/4" CRUSHED GRAVEL IN THE BOTTOM OF THE VALVE BOX.

ENTIRE VALVE BOX BOTTOM AND SIDES TO BE WRAPPED WITH LANDSCAPE FABRIC.

DO NOT USE TEFLON PASTE ON THE VALVE CONNECTIONS TO THE LASCO ULTRA ZONE MANIFOLD CONNECTIONS.

USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

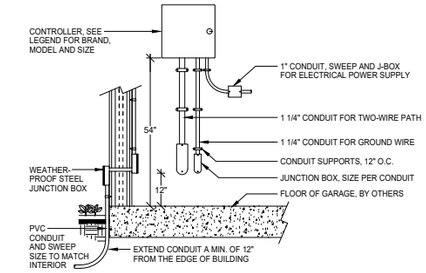
1. LASCO END CAP # 1348-010
2. 1" REMOTE CONTROL VALVE, FIPT ON BOTH ENDS, SEE LEGEND
3. TELESCOPING VALVE ADAPTER, LASCO MODEL #1336-010, FOR USE WITH FIPT VALVES
4. LATERAL LINE, 1" OR 1 1/4" PVC PIPE, SEE LEGEND FOR TYPE. FOR 1 1/4" LATERAL LINE INSTALL A 1 1/4" SCH. 40 SLIP COUPLING ONTO THE END OF THE ADAPTER
5. QUAD MANIFOLD TEE, (NUT x MTHD x MVConn), LASCO MODEL #1301-410, FOR USE WITH FIPT VALVES
6. 1" SCH 80 PVC MALE ADAPTER, SOCKET X MIPT
7. 1" SCH 40 PVC MAINLINE PIPE
8. 1" SCH 80 PVC FEMALE ADAPTER, SOCKET X FIPT
9. 1" LASCO #896 SLIP X MPT SCH 80 PVC UNION FITTING
10. MAINLINE SIZE SCH 80 PVC SLIP 90° ELBOW WITH A SCH 40 PVC REDUCER BUSHING TO REDUCE TO 1" SIZE PIPE
11. USE ONE (1) OF THREE (3) STANDARD OPENINGS ON THE SHORT SIDE OF THE RAIN BIRD VALVE BOX FOR THE MAINLINE INTO THE VALVE BOX
12. TOP OF RAIN BIRD STANDARD VALVE BOX
13. RAIN BIRD VB SERIES STANDARD VALVE BOX
14. BOTTOM OF RAIN BIRD STANDARD VALVE BOX
15. FOUR (4) STANDARD OPENINGS ON THE LONG SIDE OF THE RAIN BIRD VALVE BOX FOR LATERAL LINES OUT OF THE VALVE BOX
16. 1" PRESSURE REGULATING BASKET FILTER, MIPT ON BOTH ENDS, SEE LEGEND
17. TELESCOPING VALVE ADAPTER, LASCO MODEL #1236-010, FOR USE WITH MIPT FILTER
18. QCV ASSEMBLY: TWO (2) 1" SCH 80 PVC THD. 90° ELLS, ONE (1) 1" X 4" SCH 80 THD. NIPPLE, ONE (1) 1" X 3/4" PVC THD. REDUCER BUSHING, ONE (1) 3/4" X 3" SCH 80 PVC THD. NIPPLE, ONE (1) 3/4" BRASS THD. 90° ELBOW, ONE (1) #3 X 24" REBAR STAKE, AND TWO (2) S.S. HOSE CLAMPS
19. 3/4" QUICK COUPLER VALVE, TOP OF QCV TO BE 1" BELOW BOTTOM OF THE VALVE BOX LID

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(M) THREE OR FOUR REMOTE CONTROL VALVES IN A BOX

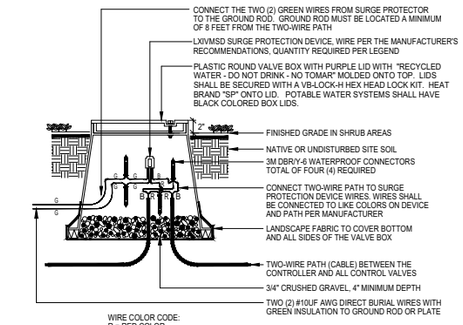
I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



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(N) WALL MOUNTED CONTROLLER



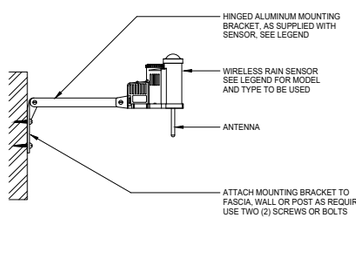
NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

QUANTITY AND LOCATION OF THE SURGE PROTECTORS SHALL BE AS DESCRIBED IN THE MATERIALS LEGEND. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.

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(O) SURGE PROTECTION DEVICE

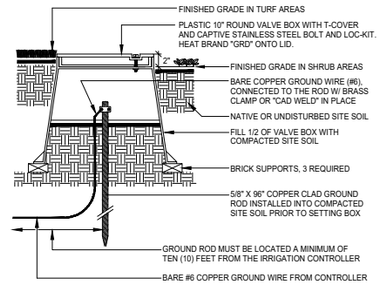


NOTE:
LOCATE THE SENSOR PER THE DRAWINGS AND IN AN AREA THAT WILL RECEIVE DIRECT RAINFALL. VERIFY THE SENSOR LOCATION WITH THE OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION. VERIFY THE ROUTING OF THE WIRES AND CONDUIT ON WIRED SENSORS PRIOR TO INSTALLATION. FOR WIRELESS SENSORS, VERIFY THAT THE INSTALLED LOCATION ALLOWS FOR FULL COMMUNICATION WITH THE CONTROLLER. ADJUST SENSOR LOCATION AS NECESSARY.

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(P) RAIN SENSOR



NOTE:
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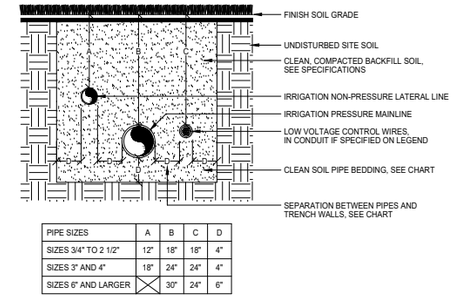
EACH CONTROLLER SHALL HAVE A MINIMUM OF ONE (1) GROUND ROD INSTALLED.

GROUND ROD SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET AWAY FROM THE IRRIGATION CONTROLLER OR ANY CONTROL WIRE PATH.

SECTION VIEW - N.T.S.

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(Q) GROUND ROD



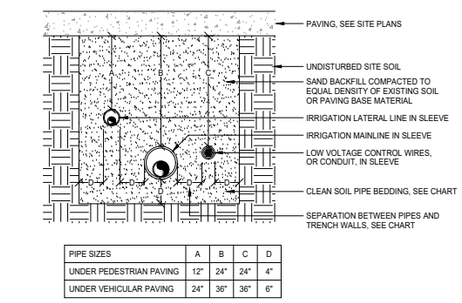
PIPE SIZES	A	B	C	D
SIZES 3/4" TO 2 1/2"	12"	18"	18"	4"
SIZES 3" AND 4"	18"	24"	24"	4"
SIZES 6" AND LARGER		30"	24"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

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(R) PIPE INSTALLATION



PIPE SIZES	A	B	C	D
UNDER PEDESTRIAN PAVING	12"	24"	24"	4"
UNDER VEHICULAR PAVING	24"	36"	36"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

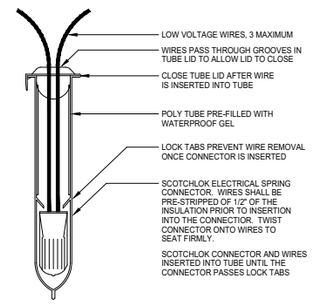
SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN, EXCEPT WHEN USING BELL AND GASKET PIPING WHERE MAINLINE SLEEVES SHALL BE 2.5 TIMES THE SIZE OF THE PIPE.

SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER.

SECTION VIEW - N.T.S.

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(S) SLEEVE INSTALLATION



NOTE:
WIRE CONNECTOR SHALL BE A 3M DBR/Y-6 DIRECT BURY SPLICE KIT (U.L. APPROVED).

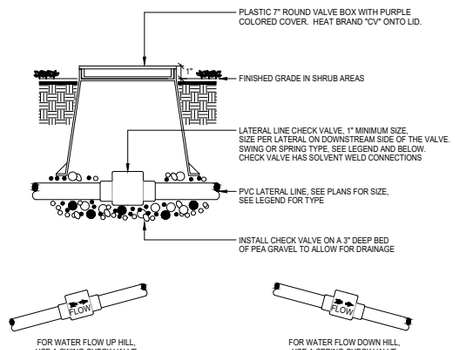
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

SECTION VIEW - N.T.S.

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(T) WIRE CONNECTION



NOTE:
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

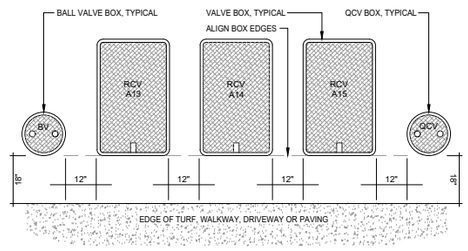
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

SECTION VIEW - N.T.S.

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(U) CHECK VALVES

NOTE:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE OR DRIP ASSEMBLY TO FACILITATE SERVICING OF THE VALVE OR EQUIPMENT.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER OR SHRUB AREAS WHERE EVER POSSIBLE. VALVES IN TURF AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT PAVING EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT THE COLLAPSE AND / OR DEFORMATION OF VALVE BOXES.
5. BOX LOCATIONS SHALL BE STAKED IN THE FIELD PRIOR TO MAINLINE INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.



NOTE:
VALVE BOXES SHALL BE INSTALLED IN SHRUB AND GROUND COVER AREAS. NO VALVES SHALL BE INSTALLED IN TURF AREAS WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

PLAN VIEW - N.T.S.

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(V) VALVE BOX LAYOUT

sweeney + associates
landscape architecture and planning

6270 SEA STAR DRIVE

6270 SEA STAR DR. LOT 9
MALIBU, CA 90265

..\JPG\ZFREEDMAN_Logo_Black.jpg

232 LINNIE CANAL,
VENICE, CA 90291
TEL 310.955.4700 www.zfreedman.com

OWNER

SEA SLUG, LLC
6282 SEA STAR DRIVE
MALIBU, CA

ARCHITECT

ALEX PETTAS ARCHITECTURE
4501 W ADAMS BLVD.
LOS ANGELES, CA 90016
P 310-390-0465

CIVIL ENGINEER

EPD CONSULTANTS,INC.
20722 MAIN ST.
CARSON, CA 90275
P 310-241-6656

LIGHTING CONSULTANT

SEAN O'CONNOR,INC.
12955 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066
P 310-659-5900

LICENSED LANDSCAPE ARCHITECT
ZORAN FREEDMAN
Signature
Renewal Date
Date
STATE OF CALIFORNIA

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE LANDSCAPE ARCHITECTS PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECTS NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. EXISTING CONDITIONS AND LOCATIONS OF UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR BEFORE BEGINNING WORK TO DETERMINE THE EXACT LOCATION OF ALL EASEMENTS AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SERVING ALL PERMITS AND ENGINEERING REQUIRED NOT INCLUDED IN THESE DRAWINGS. CIVIL, STRUCTURAL AND MECHANICAL ENGINEERING BY OTHERS. GRADING AND DRAINAGE BY OTHERS.

SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PERMIT SET

No.	Issue / Revision	Date
	PLANNING REVIEW SET	05/21/2025
	PLANNING REVIEW SET	07/08/2025
	FUEL MOD PLAN SET	09/15/2025
	PLANNING REVIEW SET	09/23/2025
	FUEL MOD PLAN SET	10/14/2025
4	PLANNING REVIEW SET	12/08/2025

Sheet Title

IRRIGATION DETAILS

Job Number	Scale
250211	AS NOTED
Date	Drawn By
12.08.2025	ZF

Sheet Number

L-3.3

FIXTURE SPECIFICATIONS

FIXTURE	TYPE	MFR	MODEL #	LUMENS	COLOR TEMP	DESCRIPTION/NOTES
	FX1	VISUAL COMFORT	E3S-WC-LO-WD-4-A-I-E3S-L-8-0-[FINISH]-240ESLENSHL DR-2 (PREMIUM 2-ACCESSORY LENS HOLDER) -140MR16SF (SOLITE SOFT FOCUS LENS) -EL2RHCBK (HEXCELL LOUVER)	800	WARM DIM 1800K-3000K	FULLY RECESSED LED ADJUSTABLE DOWNLIGHT WITH IC AIRTIGHT HOUSING, NOMINAL 3" SQUARE TRIMLESS FLANGE FOR WOOD CEILING INSTALLATION, OPEN BEVEL APERTURE, ADJUSTABLE LED MODULE WITH 40 DEGREE TILT AND 361 DEGREE ROTATION, PREMIUM 2-ACCESSORY LENS HOLDER, SOLITE GLASS LENS, HEXCELL LOUVER AND INTEGRAL PHASE DIMMING DRIVER
	FX2	BK LIGHTING	AR-LED-RM-E64-MFL-A9-[FINISH]-12-11-8-3-[MOD NO CANOPY MOUNT AND NO MINI DRIVER] AND RM-DIM-0/10-100W DRIVER-MR [DRIVER]	500	2700K	SIDE METAL SOFFIT MOUNTED LOW VOLTAGE ADJUSTABLE MONOPOINT DOWNLIGHT WITH SOFT FOCUS LENS, HONEYCOMB LOUVER, 90 DEGREE GLARE SHIELD/CAP, 3" HEIGHT BASE, AND REMOTE 0-10V DIMMING DRIVER
	FX3	LUCIFER LIGHTING	CW2-DF-2-CF-BK-90W12A-WD-40-00-RP1	767	WARM DIM 1800K-3000K	WALL MOUNTED LOW VOLTAGE FULL CUT-OFF CYLINDER DOWNLIGHT WITH MACHINED ALUMINUM HOUSING, FLUSH MOUNTING PLATE, CUSTOM PAINT, SOFT FOCUS LENS, AND REMOTE PHASE DIMMING DRIVER
	FX4	QTL	WD24/6.0-WET-19/30-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE IN)-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE OUT)-XX (CONTRACTOR TO DETERMINE WIRE COLOR)-XX (CONTRACTOR TO DETERMINE WIRE TYPE)-LENGTHS PER PLANS AND SITE CONDITIONS - LALO-ST (ARCHITECT TO VERIFY FINISH)-SST-DF-XX (CONTRACTOR TO DETERMINE TYPE)-LENGTHS TO BE FIELD VERIFIED	506 LUMENS/LF	WARM DIM 1900K-3000K	FULLY CONCEALED WET LISTED SURFACE MOUNTED LOW VOLTAGE LINEAR LED STRIPLIGHT WITH NOMINAL .81" WIDE X .48" HIGH PROFILE, EXTRUDED ALUMINUM CHANNEL WITH DIFFUSING LENS, STAINLESS STEEL MOUNTING CLIPS, REMOTE 0-10V DIMMING DRIVER - FIXTURES TO BE ORIENTED DOWNWARD AND CONCEALED WITHIN STAIR RISER DETAIL
	FX5	LUCIFER LIGHTING	ISL1-2-XX (ARCHITECT TO SELECT FLANGE FINISH)-80L02B-27-SSL-BB	43	2700K	LOW VOLTAGE LED SQUARE STEPLIGHT WITH RECESSED DIE CAST AND EXTRUDED ALUMINUM HOUSING, SHIELDED SOURCE, AND REMOTE TRANSFORMER
	FX6	QTL	WD24/6.0-WET-19/30-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE IN)-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE OUT)-XX (CONTRACTOR TO DETERMINE WIRE COLOR)-XX (CONTRACTOR TO DETERMINE WIRE TYPE)-(2) ROWS OF 4' RUNS - LALO-ST (ARCHITECT TO VERIFY FINISH)-SST-DF-XX (CONTRACTOR TO DETERMINE TYPE)-(2) ROWS OF 4' RUNS	506 LUMENS/LF	WARM DIM 1900K-3000K	FULLY CONCEALED WET LISTED SURFACE MOUNTED LOW VOLTAGE LINEAR LED STRIPLIGHT WITH NOMINAL .81" WIDE X .48" HIGH PROFILE, EXTRUDED ALUMINUM CHANNEL WITH DIFFUSING LENS, STAINLESS STEEL MOUNTING CLIPS, REMOTE 0-10V DIMMING DRIVER - FIXTURES TO BE ORIENTED DOWNWARD AND CONCEALED WITHIN PLANTER STEPLIGHT NICHE DETAIL
	FX7	QTL	WD24/6.0-WET-19/30-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE IN)-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE OUT)-XX (CONTRACTOR TO DETERMINE WIRE COLOR)-XX (CONTRACTOR TO DETERMINE WIRE TYPE)-LENGTHS PER PLANS AND SITE CONDITIONS - LALO-ST (ARCHITECT TO VERIFY FINISH)-SST-DF-XX (CONTRACTOR TO DETERMINE TYPE)-LENGTHS TO BE FIELD VERIFIED	506 LUMENS/LF	WARM DIM 1900K-3000K	FULLY CONCEALED WET LISTED SURFACE MOUNTED LOW VOLTAGE LINEAR LED STRIPLIGHT WITH NOMINAL .81" WIDE X .48" HIGH PROFILE, EXTRUDED ALUMINUM CHANNEL WITH DIFFUSING LENS, STAINLESS STEEL MOUNTING CLIPS, REMOTE 0-10V DIMMING DRIVER - FIXTURES TO BE FULLY CONCEALED WITHIN PLANTER DETAIL
	FX8	QTL	WD24/6.0-WET-19/30-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE IN)-XXX (CONTRACTOR TO DETERMINE CONNECTOR/WIRE OUT)-XX (CONTRACTOR TO DETERMINE WIRE COLOR)-XX (CONTRACTOR TO DETERMINE WIRE TYPE)-LENGTHS PER PLANS AND SITE CONDITIONS - LALO-ST (ARCHITECT TO VERIFY FINISH)-SST-DF-XX (CONTRACTOR TO DETERMINE TYPE)-LENGTHS TO BE FIELD VERIFIED	506 LUMENS/LF	WARM DIM 1900K-3000K	FULLY CONCEALED WET LISTED SURFACE MOUNTED LOW VOLTAGE LINEAR LED STRIPLIGHT WITH NOMINAL .81" WIDE X .48" HIGH PROFILE, EXTRUDED ALUMINUM CHANNEL WITH DIFFUSING LENS, STAINLESS STEEL MOUNTING CLIPS, REMOTE 0-10V DIMMING DRIVER - FIXTURES TO BE ORIENTED DOWNWARD AND CONCEALED WITHIN UNDER-BENCH DETAIL

LIGHTING NOTES

1. CONTRACTOR SHALL DETERMINE LOCATION OF LIGHT FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. FINAL LOCATION TO BE SET PRIOR TO INSTALLATION BY LIGHTING DESIGNER.
2. WIRING AND TRANSFORMER LOCATION TO BE PROVIDED BY ELECTRICIAN.
3. ALL TRENCHING AND WIRE INSTALLATION TO BE PERFORMED WITH MINIMAL IMPACT TO THE ENVIRONMENT.
4. ALL LIGHT FIXTURES TO BE EQUIPPED WITH A HOOD OR INTEGRATED INTO DETAIL TO BE CONCEALED FROM VIEW.
5. ALL LIGHT FIXTURES TO BE EQUIPPED WITH LED TYPE LAMP ONLY.

B. RESIDENTIAL ZONING DISTRICTS, INCLUDING SF, MF, MFBF, RR, PD AND MH.

1. Curfew. All outdoor lighting shall be extinguished by 11:00 p.m. or when people are no longer present in exterior areas, whichever is later, except for lighting activated by motion sensor which extinguishes ten (10) minutes after activation and lighting at building entrances, parking areas and driveways.

2.Each outdoor light fixture shall be fully shielded< directed downward and shall not exceed eight hundred fifty (850) lumens. Outdoor light fixtures shall not be mounted higher than eighteen (18) feet above ground level.

3.Outdoor lighting shall only be used within fifty (50) feet of a residentially habitable building or swimming pool except that security lighting, driveways and walkways may include outdoor lighting which complies with subsection (A)(2).

(A) (2). Lighting shall be minimized, restricted to outdoor lighting fixtures meeting the following standards:

a. Walkways. The minimum necessary to light walkways used for entry to and exit from structures and parking areas, utilizing fixtures that are shielded, directed downward, and do not exceed two feet in height and eight hundred fifty (850) lumens.

b. Security lighting shall be attached to buildings and controlled by motion sensors which extinguish no later than ten (10) minutes after activation, with fixtures that do not exceed eight hundred fifty (850) lumens.

c. Driveways. The minimum necessary for safe vehicular use of the driveway, utilizing fixtures that do not exceed eight hundred fifty (850) lumens.

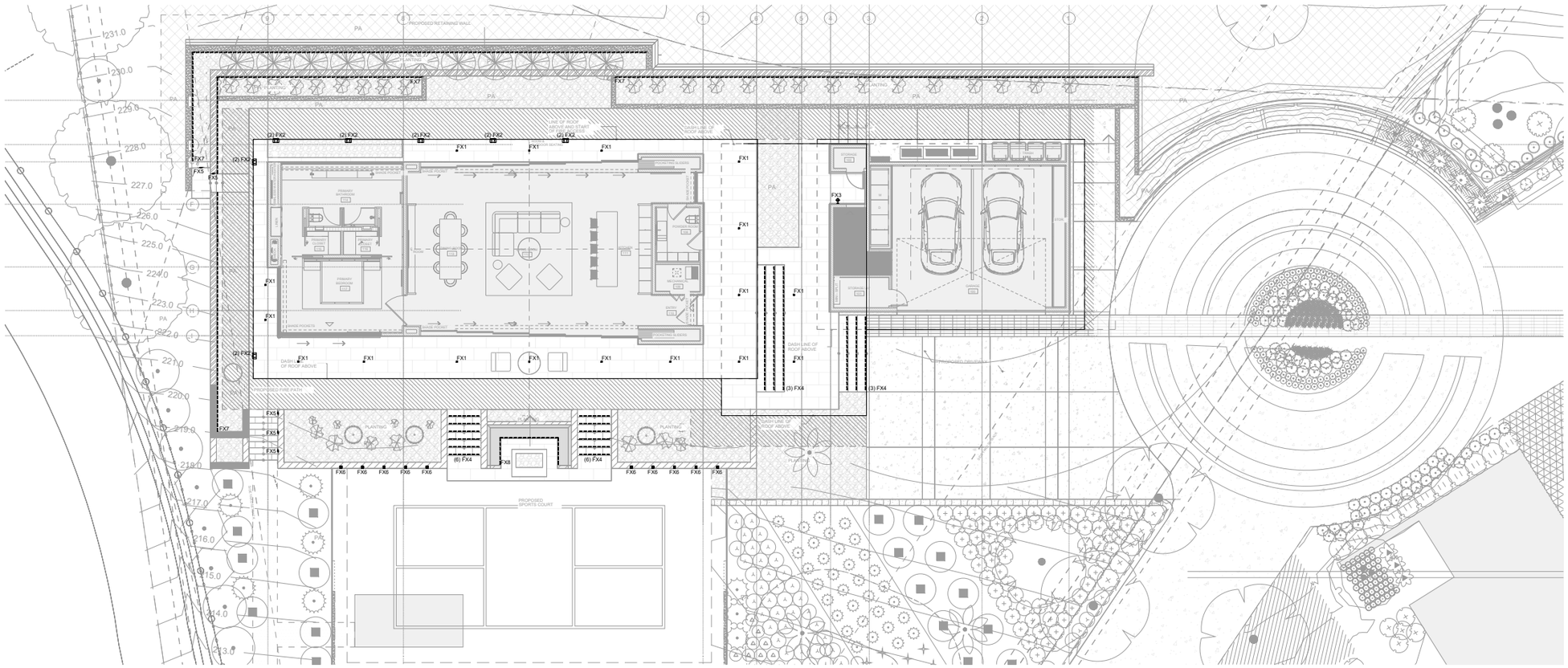
"Lumen" means the unit of measure used to quantify the amount of visible light produced by a lamp or emitted from a light fixture (as distinct from "watt," a measure of power consumption).

ADD'L REQUIREMENTS PER DARK-SKY ORDINANCE

1) Color temperature shall not exceed 3,000 Kelvin.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	FX1 - EXTERIOR RECESSED DOWNLIGHT IN PLASTER CEILING
	FX2 - SURFACE MOUNTED ADJUSTABLE LED ACCENT LIGHT INTEGRATED WITHIN ARCHITECTURAL NICHE, SHIELDED AND DOWNWARD ORIENTED
	FX3 - EXTERIOR WALL MOUNTED AREA LIGHT
	FX4 - CONCEALED EXTERIOR LINEAR LED LIGHTING AT STAIR RISER NICHE DETAIL
	FX5 - EXTERIOR RECESSED STEPLIGHT
	FX6 - CONCEALED EXTERIOR LINEAR LED LIGHT INTEGRATED INTO PLANTER WALL STEPLIGHT NICHE DETAIL
	FX7 - CONCEALED EXTERIOR LINEAR LED LIGHT - FULLY CONCEALED WITHIN PLANTER DETAIL
	FX8 - CONCEALED EXTERIOR LINEAR LED LIGHT - ORIENTED DOWNWARD AND FULLY CONCEALED INTO UNDER BENCH TOE-KICK DETAIL



1 SEA STAR LOT 9 - LANDSCAPE LIGHTING PLAN
1/8" = 1'-0"

SEAN O'CONNOR LIGHTING
12936 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 822 2220
Facsimile 310 822 0515
www.seanoconnorlighting.com

The General Contractor is responsible for verification of all dimensions, for confirmation of such dimensions against actual site conditions, and coordination of all work and related trades. The General Contractor shall notify Sean O'Connor Lighting of any interference of mechanical, electrical or plumbing work with the lighting design work and of any conflict between dimensions and site conditions prior to proceeding with work or procuring materials. The General Contractor must notify Sean O'Connor Lighting of any changes prior to commencement of the construction. The General Contractor is responsible for notifying the Lighting Consultant & Architect of any inconsistencies between these plans and other documents. Do not scale drawing.

REV	DATE	DESCRIPTION
	04.15.25	PERMIT SUBMITTAL
	07.08.25	PERMIT RESUBMITTAL

PROJECT NAME:
6270 SEA STAR
LOT 9

DRAWING NAME:
LANDSCAPE
LIGHTING PLAN

SCALE:	1/8" = 1'-0"
DRAWN BY:	SJG
CHECKED BY:	SMO
PROJECT NO:	930

LT1.10

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 01/07/2026

PROJECT NUMBER: CDP 25-022

JOB ADDRESS: 6270 SEA STAR DR

APPLICANT / CONTACT: Alexander Pettas, Alex Pettas Architecture

APPLICANT EMAIL: info@pettas.com

PLANNER: Gina Paolini

PROJECT DESCRIPTION: New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design** (See Attached).

X

_____ **The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon 1/9/26

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

City of Malibu

Biology • Planning Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Alexander Pettas, Alex Pettas Architecture info@pettas.com	
Project Address:	**6270 SEA STAR DR** Malibu, CA 90265	
Planning Case No.:	CDP 25-022	
Project Description:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, new retaining walls, new garden walls	
Date of Review:	January 9, 2026	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/18/25
Site Survey:	12/18/25
Landscape Plan:	1/7/26
Hydrozone Plan:	1/7/26
Irrigation Plan:	1/7/26
Fuel Modification Plan:	1/7/26
Grading Plan:	12/18/25
OWTS Plan:	12/18/25
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	5/4/25 (Incomplete), 8/17/25 (Incomplete), 1/5/26 (Incomplete)

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 418,088 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 195,735 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC 17.53). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC 17.53. (form attached)

   D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

      Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

   E. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three sequential violations of this condition will result in a requirement to permanently remove the vegetation from the site.

F. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).

G. Invasive plant species, as determined by the City of Malibu, are prohibited.

H. No non-native plant species shall be approved greater than 50 feet from the residential structure.

I. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

J. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

K. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

L. Necessary boundary fencing of any single area exceeding ½ acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-o0o-

If you have any questions regarding the above requirements, please contact the City Biologist office at your earliest convenience.

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER: CDP 25-022

JOB ADDRESS: 6270 SEA STAR DR

APPLICANT / CONTACT: Alexander Pettas, Alex Pettas Architecture

APPLICANT EMAIL: info@pettas.com

PROJECT DESCRIPTION: New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Matthew Pfeiffer 6/4/2025

Signature **Date**

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

Environmental Health ● Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Alexander Pettas info@pettas.com		
Project Address:	**6270 Sea Star Drive** Malibu, California 90265		
Planning Case No.:	CDP 25-022		
Project Description:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, new retaining walls, new garden walls		
Date of Review:	June 4, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	APA: Plans dated 4-16-2025
Grading Plans:	EPD: Plans dated 4-10-2025
Landscape Plans:	Zack Freedman: Plans dated 4-15-2025
OWTS Plan:	EPD: OWTS plan dated 4-15-2025
OWTS Report:	EPD: OWTS report dated 4-15-2025
Percolation Test:	Alpine Geotechnical: Report dated 12-17-2021
OWTS Geo. Report:	Land Phases Inc.: Report dated 3-24-2025
Miscellaneous:	
Previous Reviews:	(ACDP 19-039, 6-27-2019)

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project OWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Final Project Plans:** The final project site plans (architectural, grading, landscape) must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

2) **Building Plans:** All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

Architectural Plans:

- The final architectural plans must show 1 bedroom and 15 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.

- Show and label all drainage fixtures on the final floor plans including kitchen sinks, clothes washers and dishwashers.

- **Proof of 1.6 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted.

  The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set.

- **Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD). Please incorporate the fixture unit worksheet into the final plan set.

Landscape Plans:

- **OWTS Setbacks:** All proposed improvements, including structures and landscaping, must meet minimum required horizontal and vertical setback distances from all OWTS components in accordance with Malibu Municipal Code Chapter 15.42, Table 15.42.030(E). OWTS components include the treatment tank, present/future seepage pits, distribution box, and lines of connection.

  Note: The proposed trees depicted on Sheet L-2.2 of the landscape plans do not appear to meet the setback requirements to the proposed OWTS components per the MMC. The final landscape plans must be revised accordingly to clearly demonstrate that the minimum required setback distances to the proposed improvements are satisfied.

3) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

4) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

   The final OWTS design submittal shall contain the following information (in addition to the items listed above).

   a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

   b. Sewage and effluent pump design calculations (as applicable).

   c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

   d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

   e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17"

plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

5) **Building Plans:** All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

6) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A SWPP Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

7) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

8) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

9) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

10) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the OWTS plan shall be obtained.

11) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

12) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

6270 SEA STAR DRIVE (CDP 25-022)
MALIBU, CA 90265

S.F.D.:	1 Bedroom/15 Fixture Units (N)
TREATMENT TANK:	2,500 Gallon MicroSepTec ES7.5 with UV Disinfection Unit (N)
ACTIVE:	1 - 6' x 17' BI w/3' Cap (N) (projected; B-9-4)
	1 - 6' x 18' BI w/3' Cap (N) (projected; B-9-5)
FUTURE:	2 - 6' x 17' BI w/3' Cap (F) (projected; B-9-3, B-9-6)
PERC RATE:	4,274 gpd/13.3 gpsf (proj; B-9-3)
	8,370 gpd/26.1 gpsf (proj; B-9-4)
	8,250 gpd/24.3 gpsf (proj; B-9-5)
	7,814 gpd/24.4 gpsf (proj; B-9-6)
DESIGNER:	Kevin Poffenbarger, RCE 69089
REFERENCE:	EPD Consultants: OWTS design report and plan dated 4-15-2025
	Alpine Geotechnical: Percolation test report dated 12-17-2021
	Land Phases: OWTS geology report dated 3-24-2025

NOTES:

1. This conformance review is for a new single family dwelling and a new advanced onsite wastewater treatment system (OWTS). The new OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

3. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 6/4/2025

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

KEY:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (ELECTRICAL)
- (P) SS PIPES (AIR)
- (P) PRESENT SEEPAGE PIT (P-X)
- (P) FUTURE SEEPAGE PIT (F-X)
- BORINGS (B-X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
SFR	SINGLE-FAMILY RESIDENCE
SS	SANITARY SEWER
VIF	VERIFY IN FIELD

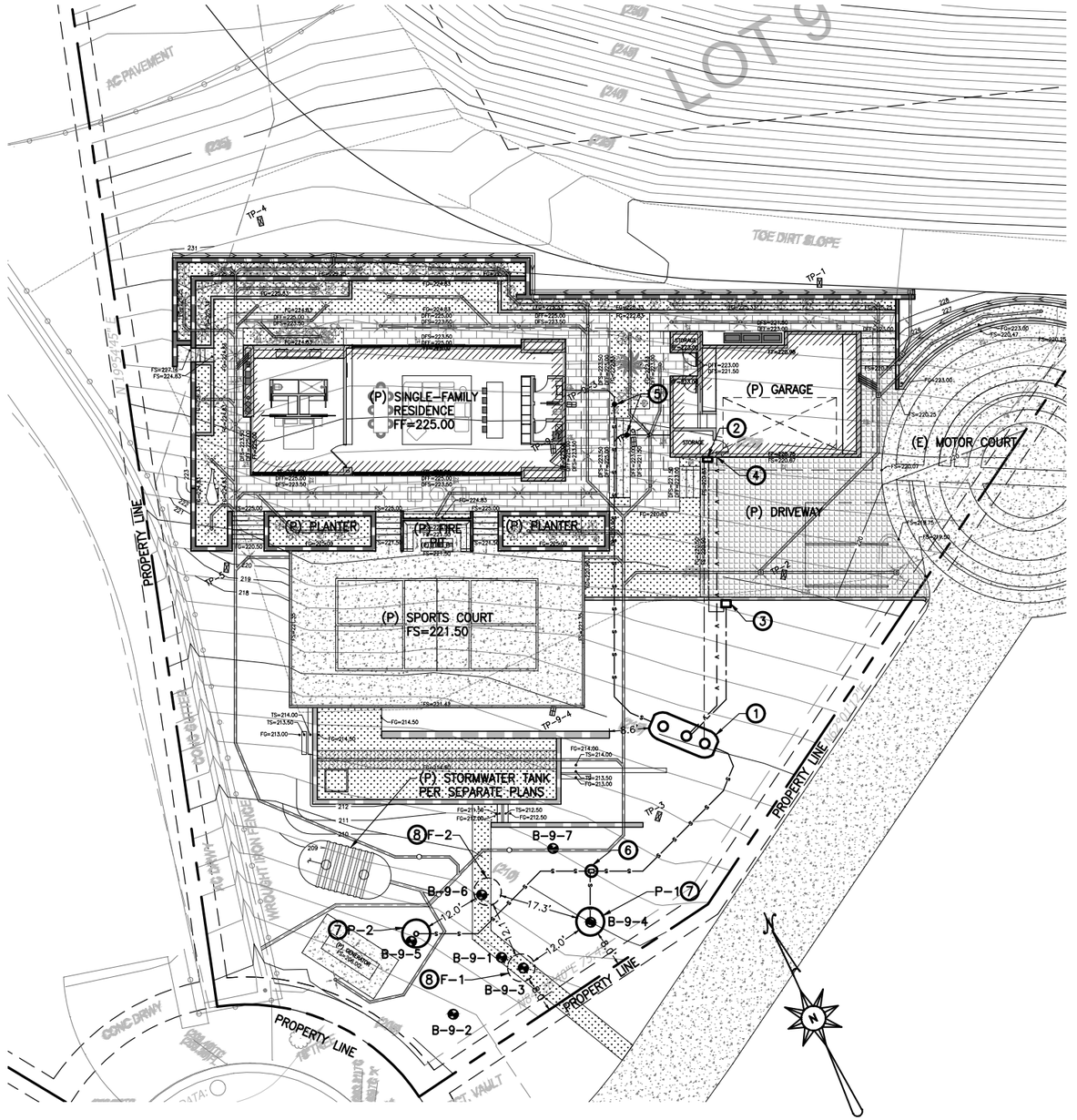
NOTES:

1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

SPECIAL NOTE:
NO TREES SHALL BE PLANTED WITHIN 10' MIN. OF THE (P) OWS.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
Scale: 1"=30'

GRAPHIC SCALE: 1"=30' (30' 0' 30' 60')

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

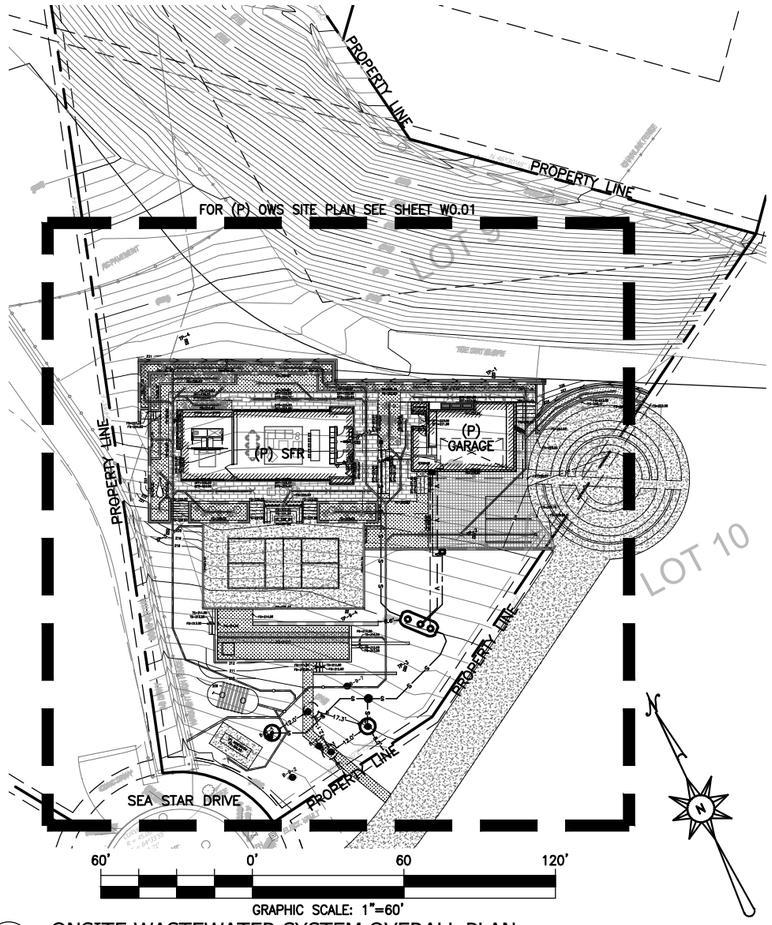
PROJECT: 6270 SEA STAR LOT 9 MALIBU, CA 90265

DATE	SCALE	DRAWN BY
4/15/25	AS_SHOWN	MD

PROJECT NO. E724

DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS



1 ONSITE WASTEWATER SYSTEM OVERALL PLAN

Scale: 1"=60'

1. (P) MICROSEPTEC ENVIROSERVER ES7.5 TREATMENT TANK HOUSED IN A 2,500–GALLON FIBERGLASS REINFORCED PLASTIC (FRP) TANK PROVIDED BY THE MFR, W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS (OPTIONAL), TELEMETRY CONTROLS, AND THREE (3) 24"ø FRP LIDS/RISERS TO GRADE, SPECIFIED GAS AND WATER TIGHT AND VENTED TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL. REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) MICROSEPTEC HIBLOW HP–150 AIR COMPRESSOR (TYP. OF 1) IN ABOVE GROUND ENCLOSURE FURNISHED BY CONTRACTOR PER MFR SPECIFICATIONS.
4. (P) ENVIROSERVER AIR VENT W/ 3"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
5. (P) GRAVITY CLEANOUT TO GRADE.
6. (P) JENSEN PRECAST MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø PVC WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
7. (P) PRESENT 1 X 6'ø X 17' BI SEEPAGE PIT W/ 3' CAP DEPTH FROM EG @ BORING B–9–4 & 1 X 6'ø X 18' BI SEEPAGE PIT W/ 3' CAP DEPTH FROM EG @ BORING B–9–5. CONSTRUCT WITH 8"ø ACCESS PORTS IN ENCLOSURES TO GRADE.
8. (P) FUTURE 2 X 6'ø X 17' BI SEEPAGE PITS W/ 3' CAP DEPTHS FROM EG @ BORINGS B–9–3 & B–9–6.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

LEGEND:

- PROPERTY LINE
- EASEMENT
- (P) RESIDENCE
- BORINGS (B–X) APPROX. LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 2021

ABBREVIATIONS:

ADU	ACCESSORY DWELLING	OWS	ONSITE WASTEWATER SYSTEM
BGS	BELOW GRADE SURFACE	(P)	PROPOSED
BOT	BOTTOM	R&R	REMOVAL AND REPLACEMENT
DEMO	DEMOLITION		
(E)	EXISTING	SDI	SUBSURFACE DRIP IRRIGATION
EG	EXISTING GRADE		
FF	FINISHED FLOOR	SF	SQUARE FEET
FS	FINISHED SURFACE	SFR	SINGLE–FAMILY RESIDENCE
INV	INVERT		
LACWD	LOS ANGELES COUNTY WATERWORKS DISTRICT	TOP	TOP OF TANK
		TOR	TOP OF ROCK
MPC	MALIBU PLUMBING CODE	TOT	TOP OF TANK
		VIF	VERIFY IN FIELD

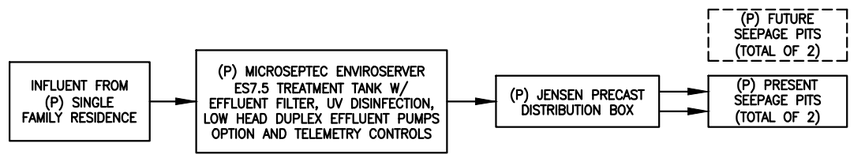
SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC LINES SHOWN HEREIN ARE APPROXIMATE LOCATIONS.
2. TOPOGRAPHIC SURVEY PROVIDED BY CHRIS NELSON & ASSOCIATES, INC., DATED APRIL 2020. ARCHITECTURAL PLAN PROVIDED BY ALEX PETTAS ARCHITECTURE, DATED MARCH 4, 2025. GRADING & DRAINAGE PLANS PROVIDED BY EPD CONSULTANTS, INC., DATED ARPIL 10, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
3. ALL BORINGS (B–9–X) ARE APPROXIMATE LOCATIONS PER THE ALPINE GEOTECHNICAL, INC. GEOLOGIC MAP, DATED DECEMBER 17, 2021.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

TOTAL BEDROOM: 1
TOTAL DRAINAGE FIXTURE UNITS: 15

SINGLE FAMILY RESIDENCE: 1 BEDROOM
1 BEDROOM @ 300 GPD/BED = 300 GPD

PEAK DESIGN DAILY FLOWRATE: 300 GPD
AVERAGE DESIGN DAILY FLOWRATE: 150 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES7.5 TERTIARY TREATMENT TANK: 2,500 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500–GALLONS (BASED UPON BEDROOM COUNT ONLY)

MIN. SEPTIC TANK CAPACITY: (MMC TABLE 15.42.070): 1,500–GALLONS (BASED UPON DFU COUNT ONLY)

MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500–GALLONS (BASED UPON DFU COUNT)

EFFLUENT DISPERSAL:
PERC RATE PRESENT:
B–9–4 = (8,370 GPD/6'ø PIT)
B–9–5 = (8,250 GPD/6'ø PIT)
TOTAL = 16,620 GPD/2–6'ø PITS

PERC RATE FUTURE:
B–9–3 = (4,274 GPD/6'ø PIT)
B–9–6 = (7,814 GPD/6'ø PIT)
TOTAL = 12,088 GPD/2–6'ø PITS

PRESENT SEEPAGE PITS: 2 TOTAL
(1 6'ø X 17' BI PIT W/ 3' CAP DEPTH FROM EG @ B–9–4, & 1 6'ø X 18' BI PIT W/ 3' CAP DEPTH FROM EG @ B–9–5)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6'ø X 17' BI PITS W/ 3' CAP DEPTHS FROM EG @ B–9–3 & B–9–6)

PEAK DESIGN DISPERSAL LOADING RATE: 0.45 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.23 GPD/SF

4 OWS CALCULATIONS

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15–FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P–1	B–9–4	20.00	210.00	210.00	3.00	3.00	207.00	208.00	17.00	190.00	176.00	14.00
	P–2	B–9–5	21.00	207.00	207.00	3.00	3.00	204.00	205.00	18.00	186.00	176.00	10.00
FUTURE SEEPAGE PITS	F–1	B–9–3	20.00	208.00	208.00	3.00	3.00	205.00	206.00	17.00	188.00	176.00	12.00
	F–2	B–9–6	20.00	209.00	209.00	3.00	3.00	206.00	207.00	17.00	189.00	176.00	13.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 68089
CIVIL
STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:

ADDRESS:
6270 SEA STAR LOT 9
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM

PROJECT:
PRIVATE RESIDENCE

DATE	SCALE	DRAWN BY
4/15/25	AS_SHOWN	MD

PROJECT NO.
E724

DRAWING NO.
W0.00

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	September 3, 2025	**Review Log #:**	**5337**
Site Address:	6270 Sea Star Drive		
Lot/Tract/PM #:	Tract 45585	**Planning #:**	**CDP 25-022**
Applicant/Contact:	Alexander Pettas, info@pettas.com	**BPC/GPC #:**	**P2**
Contact Phone #:	310-390-0465 **Fax #:**	**Planner:**	**Gina Paolini**
Project Type:	New single-family residential development, Onsite Wastewater treatment System (OWTS), retaining walls, grading, sports court		

Submittal Information

Consultant(s)/Report Date(s):
*(Current submittal(s) in **Bold**.)*

Land Phases, Inc. (Holt, CEG 2282): **7-22-2025**, 3-24-2025; Ref: 11-10-2021, 9-20-2021(for APR 21-074, driveway expansion)
CalWest Geotechnical, Inc. (Haro, GE 2990; Liston, PE 93123): **7-24-2025**, 3-25-2025; Ref: 11-16-2021, 9-21-2021 (for APR 21-074)
EPD Consultants (Poffenbarger, RCE 69089): **7-24-2025**, 4-15-2025
Ref: Alpine Geotechnical, Inc. (Sivas, CEG 2565): 12-17-2021; Ref: 11-30-2016, 9-23-2016 (for PA 16-008); 2-27-2009, 6-25-2008, 5-25-2008, 12-6-2007, 6-5-2007, 10-18-2006, 5-11-2006, 1-5-2005, 7-16-2000

2nd Coastal Development Permit Submittal
Architectural plans prepared by Studio APA dated August 5, 2025.
Civil plans prepared by EPD Consultants dated July 24, 2025.
Structural plans prepared by Kurt Fischer Structural Engineering dated July 31, 2025.
Landscape plans prepared by Zfreedman Landscape Architecture dated July 8, 2025.
OWTS plans prepared by EPD Consultants dated July 24, 2025.

Previous Reviews:

6-11-2025: Ref: Environmental Health Review Sheet dated 6-4-2025; Ref: 12-8-2021, 10-15-2021 (for APR 21-074); Ref: 7-9-2019 (for ACDP 19-039); 12-5-2016, 11-14-2016 (for PA 16-008)

Review Findings

Coastal Development Permit Review

☒ The project is **ACCEPTABLE** from a geotechnical perspective.

☐ The project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed "Planning Stage Review Comments" shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building Plan-Check submittal.

☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached "Geotechnical Notes for Building Plan Check" and incorporate into Building Plan-Check submittals.

☐ The plans are **NOT COMPLETE** from a geotechnical perspective. Please respond to the listed "Building Plan-Check Stage Review Comments" AND review and incorporate the attached "Geotechnical Notes for Building Plan Check" into the plans. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage completion.

Project submittals were reviewed by the City of Malibu's consultants from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with all requirements of the Planning department and other reviewing department requirements, as appropriate; any questions regarding Planning regulations or interpretations, including variances, should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform:
https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline.

Remarks:

The referenced addendum engineering geologic report, addendum geotechnical engineering report, architectural plans, civil plans, landscape plans, updated OWTS design report, and OWTS plans have been reviewed by the City's consulting reviewers from a geotechnical perspective. The project includes constructing a new 1,996 square foot one-story single-family residence and detached 924 square foot garage with 1,791 square feet of covered porches over 6', patios and decks, a sports court, planters, retaining walls, and grading (5,224 yards of R & R; 582 yards of cut and 49 yards of fill under structure; 28 yards of cut for safety; 713 yards of cut and 280 yards of fill non-exempt; and 994 yards of export.

A new OWTS will be installed on the property consisting of a MicroSepTec EnviroServer ES7.5 treatment tank housed in a 2,500-gallon FRP tank with UV disinfection, with one present 6' diameter x 17' BI seepage pit with a 3' cap from EG (B-9-4) and one present 6' diameter x 18' BI seepage pit with a 3' cap from EG (B-9-5), and two future 6' diameter x 17' BI seepage pits with 3' caps from EG (B-9-3 and B-9-6).

Building Plan Check Stage Review Comments:

1. Please include the name, address, and phone number of the Project Geotechnical Consultant on the cover sheet of the plans.
2. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with the recommendations by the Project Geotechnical Consultant.
3. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Structural Engineer prior to placement of reinforcing steel.*"
4. The Project Geotechnical Consultant's recommendations for moisture barrier thickness beneath slabs-on-grade should be included as notes on the plans.
5. Include the following note on the foundation plans, as appropriate: "*The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for the City's files. The report shall include total depths of the piles, depth into the recommended bearing material, minimum required depth into the recommended bearing material, and a map depicting the locations of the piles.*"

6. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans, as appropriate.
7. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.
8. One set of final electronic civil, retaining wall, sports court, swimming pool, and single-family residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer.** The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Geotechnical Engineering Review by: _____ *9-3-2025*
Matthew Janousek, G.E. #3005, Exp. 12-31-26 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

Engineering Geology Review by: _____ *9-3-2025*
Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, retaining wall, sports court, garage, and residence plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the address and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Plans.
3. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
4. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
6. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
7. Show the onsite wastewater treatment system on the Site Plans.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Project Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT EMAIL:	info@pettas.com
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ **The following items described on the attached memorandum shall be addressed and resubmitted.**

X **The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $_____

SIGNATURE

05/20/2025
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: May 20, 2025

Re: Proposed Conditions of Approval for 6270 Sea Star Dr, CDP 25-022

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

Recycled Paper

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

STORMWATER

4. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste

	Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

5. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

MISCELLANOUS

6. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 04/30/2025

PROJECT NUMBER:	CDP 25-022
JOB ADDRESS:	6270 SEA STAR DR
APPLICANT / CONTACT:	Alexander Pettas, Alex Pettas Architecture
APPLICANT ADDRESS:	4501 W Adams Blvd Los Angeles, CA 90016
APPLICANT PHONE #:	(310) 390-0465
APPLICANT FAX #:	
PROJECT DESCRIPTION:	New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls

---

TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	✓	
Required and/or proposed Fire Department Vehicular Turnaround	✓	
Required 5 foot wide Fire Department Walking Access (including grade %)	✓	
Width of proposed driveway/access roadway gates	✓	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

R. Mann — 02/02/2026

SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Rev 04/21/10 mr

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 04/30/2025**

PROJECT NUMBER:	**CDP 25-022**
JOB ADDRESS:	**6270 SEA STAR DR**
APPLICANT / CONTACT:	**Alexander Pettas, Alex Pettas Architecture**
APPLICANT EMAIL:	**info@pettas.com**
APPLICANT PHONE #:	**(310) 390-0465**
PLANNER:	**To Be Assigned**
PROJECT DESCRIPTION:	**New SFR with attached garage, extension of existing driveway, new sports court, new underground cistern, NOWTS, wew retaining walls, new garden walls**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	X
The project **DOES NOT** require capital improvement fees and/or participation fees	
The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)***	X
The project **DOES** require capital improvement fees and/or participation fees	X**
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	

The required fire flow for this project set by the Fire Department is 1,250* gallons per minute at 20 pounds per square inch for a 1* hour duration

Scope of water system improvements required:

* FEPC2025-1511.

**Fees to be determined upon receipt of full water service application.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

Will P — 9-12-2025

SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter:
23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

MIRMAN BUBMAN NAHMIAS

Michael E. Bubman, Esq.
mbubman@mbn.law

August 26, 2025

Via Email Only

Mr. David Krane
c/o Ms. Lauren Smolenski
Universal Asset Management
15821 Ventura Blvd. Suite 500
Encino, CA 91436

Re: Lot 9, Sea Star Estates

Dear Mr. Krane:

I am writing to you once again on behalf of my client, State Court Appointed Receiver, Stephen Donell, in his capacity as the Architectural Review Committee ("ARC") of the Sea Star Estates HOA ("HOA"). As you are aware, the development plans for Lot 9, located at 6270 Sea Star Drive, Malibu, California ("Lot 9") have been submitted to the ARC for its review and approval. The purpose of this letter is to respond to the recent re-submission of your plans for Lot 9 to the ARC, submitted on August 21, 2025.

As a result of the revisions to the plans, I am pleased to advise that the ARC of Sea Star Estates has conditionally approved the plans that you have submitted for Lot 9, dated August 20, 2025 and supports its development. This approval is subject to the condition that the plans, as submitted, do not change or otherwise deviate from the plans as submitted on August 21, 2025 to the ARC. As of today, the project has not been approved by the City of Malibu and the design, as submitted, may deviate from what exists currently. Further, changes may be requested or required by the City/State/Coastal Commission. In the event either of these things do occur, the plans must be resubmitted to the ARC for its review and approval. Additionally, as noted in the marked-up set provided with this correspondence, the plans submitted, while adequate for this review, did not contain a complete set of plans. Please provide a complete set of plans for the ARC's files.

Please do not hesitate to let me or Mr. Donell know if you should have any questions.

Very Truly Yours,

Michael E. Bubman

MEB
Enclosures
cc: Mr. Stephen Donell

SITE PHOTOGRAPHS

SITE VISIT AND PHOTOGRAPHED ON APRIL 23, 2026

ATTACHMENT 4


View looking towards the ocean
from the property

View looking up hill




View towards 6282 Sea Star Drive
(Lot Tie Property)


View towards 6282 Sea Star Drive
(Lot Tie Property)


View towards 6277 Sea Star Drive


View towards 6277 Sea Star Drive

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF APPLICATION

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 25-022 - Construction of a new 2,020 square foot,18-foot tall, one-story single-family residence, with a 955 square foot garage and 2,038 square foot covered porches, and associated improvements, including extension of existing driveway, hardscape, new sports court, retaining and garden walls, landscape lighting, fencing, grading, underground cistern, and new OWTS

LOCATION / APN:	**6270 Sea Star Dr** / 4469-047-009
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	Alex Pettas Architecture / Sea Slug, LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e) and 15304(b)
APPLICATION FILED:	April 30, 2025
CASE PLANNER:	Gina Paolini, Contract Planner, ginap@csgengr.com / (650) 522-2500

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after May 26, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on June 1, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on May 26, 2026, the appeal period would expire on Friday, June 5, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director — Date: May 7, 2026

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

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LOCATION / APN:	**6270 Sea Star Dr** / 4469-047-009
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	Alex Pettas Architecture / Sea Slug, LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e) and 15304(b)
APPLICATION FILED:	April 30, 2025
ISSUE DATE:	May 26, 2026
CASE PLANNER:	Gina Paolini, Contract Planner, ginap@csgengr.com / (650) 522-2500

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YOLANDA BUNDY, Community Development Director Date: May 21, 2026